

Authority: Etobicoke York Community Council Item  
EY32.3, as adopted by City of Toronto Council on June 24,  
25 and 26, 2026

## CITY OF TORONTO

### Bill 641

### BY-LAW -2026

**To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2025 as 5500 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 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; and

Whereas pursuant to Section 36 of the Planning Act, as amended, the council of a municipality may, in a by-law passed under Section 34 of the Planning Act, use a holding symbol "(H)" in conjunction with any use designation to specify the use that lands, buildings or structures may be put once the holding symbol "(H)" is removed by amendment to the by-law; and

Whereas the Official Plan for the City of Toronto contains provisions relating to the use of holding symbol "(H)";

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 adding the lands subject to this By-law to the Zoning By-law Map in Section 990.10, and applying the following zone label to these lands: (H) CR 2.0 (c2.0; r1.5) SS5 (x1255), as shown on Diagram 2 attached to this By-law.
4. Zoning By-law 569-2013, as amended, is further amended by adding the lands subject to this By-law to the Policy Areas Overlay Map in Section 995.10.1, and applying the following Policy Area label to these lands: PA4, as shown on Diagram 3 attached to this By-law.
5. Zoning By-law 569-2013, as amended, is further amended by adding the lands to the Height Overlay Map in Article 995.20.1, and applying the following height label to these lands: HT 14.0, as shown on Diagram 4 attached to this By-law.

6. Zoning By-law 569-2013, as amended, is further amended by adding the lands to the Lot Coverage Overlay Map in Article 995.30.1, and applying the following lot coverage label to these lands: 50, as shown on Diagram 5 attached to this By-law.
7. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.11.10 Exception Number 1255 so that it reads:

**(1255) Exception CR (x1255)**

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 in the year 2025 as 5500 Dundas Street West, as shown on Diagram 1 of By-law [*Clerks to insert By-law ##*], a **building** or **structure** may be constructed, used or enlarged in compliance with Regulations (B) to (Y) below;
- (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 127.02 metres and the elevation of the highest point of the **building** or **structure**;
- (C) In addition to the permitted non-residential uses with conditions listed in regulation 40.10.20.20(1)(A), the following additional uses with conditions are permitted:
  - (i) a **kennel**, provided it:
    - (a) be restricted to **premises** used for the boarding and training of dogs and cats or other domestic animals and is not used for the purpose of breeding such animals;
    - (b) is not located above the first **storey**;
    - (c) is accessed only from an entrance abutting a **major street**; and
    - (d) be ancillary to a **retail store** or **pet services**;
- (D) For the purposes of this exception, regulations 40.10.20.100(33) and 150.100.30.1(2), with respect to the size and location of an **eating establishment** or **take-out eating establishment**, does not apply;
- (E) For the purposes of this exception, regulation 40.10.30.40(1), with respect to maximum **lot coverage**, does not apply;
- (F) Despite regulation 40.10.40.1(1), residential use portions of a **building** may be located on the same **storey** as non-residential use portions of the **building**;

- (G) Despite regulation 40.10.40.10(9), the permitted maximum height of a **building** or **structure** is the number in metres following the "HT" symbol as shown on Diagram 6 of By-law [*Clerks to insert By-law ##*];
- (H) Despite regulations 40.5.40.10(3), (4) and (6) to (8) and (G) above, the following equipment and **structures** may project beyond the permitted maximum height shown on Diagram 6 of By-law [*Clerks to insert By-law ##*]:
- (i) equipment used for the functional operation of the **building**, including electrical, utility, mechanical and ventilation equipment, cooling equipment, enclosed stairwells, roof access, maintenance equipment storage, elevator shafts and overruns, by a maximum of 5.5 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 5.5 metres;
  - (iii) for the purposes of (i) and (ii) above, the total area of all equipment, **structures** or parts on the roof of the **building** listed in (i) and (ii) above may cover no more than 500 square metres for each of "Building A" and "Building B", measured horizontally;
  - (iv) **green roof** elements, parapets, chimneys, shafts, flues, pipes and vents, by an additional 2.0 metre above the elements listed in (i) and (ii) above;
  - (v) **building** maintenance units and window washing equipment, by a maximum of 4.0 metres;
  - (vi) cabanas, pergolas, trellises, and unenclosed **structures** providing safety, wind or noise protection, by a maximum of 4.0 metres;
  - (vii) planters, **landscaping** features, guard rails, privacy and decorative screens, terrace dividers, fences, and exterior stairs, by a maximum of 2.0 metres; and
  - (viii) architectural features, parapets, and **green roof** elements, not located above the elements listed in (i) and (ii) above by a maximum of 3.0 metres;
- (I) Despite regulation 40.10.40.10(5), the required minimum height of the first **storey**, as measured between the floor of the first **storey** and the floor of the second **storey**, is 4.5 metres;
- (J) Despite regulation 40.10.40.40(1), the permitted maximum **gross floor area** of all **buildings** and **structures** is 47,500 square metres, of which the required minimum non-residential **gross floor area** is 990 square metres;

- (K) For the purposes of this exception, the minimum requirements for residential **amenity space** in Regulation 40.10.40.50(1) must be applied individually to "Building A" and "Building B", as shown on Diagram 6 of By-law [*Clerks to insert By-law ##*];
- (L) Despite regulation 40.10.40.70(8), the required minimum **building setbacks** are as shown in metres on Diagram 6 of [*Clerks to insert By-law ##*];
- (M) Despite regulation 40.10.40.80(2), the required minimum separation distances between **building main walls** are as shown in metres on Diagram 6 of [*Clerks to insert By-law ##*];
- (N) Despite Clause 40.10.40.60 and (L) 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 1.0 metre;
  - (ii) despite (i) above, balconies are not permitted to encroach into the required minimum **building setbacks** and **main wall** separation distances:
    - (a) from the **main walls** of the portion of **building** in the area labeled HT 15.2 and HT 20.2 on Diagram 6 of By-law [*Clerks to Insert By-law ##*];
    - (b) from the south **main wall** of the portion of **building** in the area labeled HT 48.7 abutting the hatched area labeled "POPS" on Diagram 6 of By-law [*Clerks to Insert By-law ##*];
    - (c) from the north **main walls** of the portion of **building** in the area labeled HT 48.7 and HT 54.9 on Diagram 6 of By-law [*Clerks to Insert By-law ##*];
    - (d) from the east **main wall** of the portion of **building** in the area labeled HT 48.7 on Diagram 6 of By-law [*Clerks to Insert By-law ##*]; and
    - (e) the west **main wall** of the portion of **building** in the area labeled HT 54.9 on Diagram 6 of By-law [*Clerks to Insert By-law ##*];
  - (iii) canopies, awnings, and wind screens, by a maximum of 3.0 metres;
  - (iv) exterior stairs, access ramps and elevating devices, by a maximum of 2.0 metres;

- (v) architectural features, such as a pilaster, decorative column, cornice, sill, belt course, or chimney breast, by a maximum of 2.0 metres;
  - (vi) air conditioners, satellite dishes, antennae, vents, pipes and shafts, by a maximum of 2.0 metres; and
  - (vii) cladding added to the exterior surface of the **main wall** of a **building**, by a maximum of 0.4 metres;
- (O) Despite (N) above, no part of a **building** or **structure**, other than canopies, awnings, wind screens, exterior stairs, access ramps, elevating devices or architectural features, may encroach into the hatched area labeled "Privately-Owned Publicly-Accessible Space", as shown on Diagram 6 of By-law [*Clerks to Insert By-law ##*];
- (P) Despite regulation 200.5.1.10(2)(A)(iv), 15 percent of **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**;
- (Q) Despite regulations 200.15.1(1) and (3), accessible **parking spaces** must comply with the following:
- (i) an accessible **parking space** must have the following minimum dimensions:
    - (a) minimum length 5.6 metres;
    - (b) minimum width of 3.4 metres; and
    - (c) minimum vertical clearance of 2.1 metres;
  - (ii) 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**;
- (R) Despite regulation 200.15.1(4), accessible **parking spaces** must be located within 28.0 metres of a barrier free entrance to the **building** or a passenger elevator that provides access to the first **storey** of the **building**;
- (S) For the purposes of this By-law, **parking spaces** for residential visitors and non-residential users may be shared on a non-exclusive basis;
- (T) A minimum of 6 "Short-Term Parking Spaces" must be provided at grade;
- (U) Despite regulations 230.5.1.10(9), "long-term" **bicycle parking spaces** may be located on:

- (i) the first storey of a **building**;
  - (ii) the second storey of a **building**; and
  - (iii) any level of a **building** below ground;
- (V) Despite regulation 230.40.1.20(2), a "short-term" **bicycle parking space** may be located no more than 60 metres from a pedestrian entrance to the **building**;
- (W) 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;
  - (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 up to the nearest whole number; and
  - (v) the minimum requirements for **dwelling units** in (i) to (iv) above must be applied individually to "Building A" and "Building B", as shown on Diagram 6 of By-law [*Clerks to insert By-law ##*];
- (X) A "Privately-Owned Publicly-Accessible Space" or "POPS" must be provided within the hatched area as shown on Diagram 6 of By-law [*Clerks to insert By-law ##*]; and
- (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) "Privately-Owned Publicly-Accessible Space" or "POPS" means a **landscaped** open space on the lands situated at ground level that is accessible to the public, secured through appropriate legal agreements and may include pedestrian walkways, seating areas, **landscaped** plazas, and ornamental **structures**, and is used principally for the purpose of sitting, standing and other passive uses; and

- (ii) "Short-Term Parking Space" means a **parking space** for temporary parking associated with pick-up and drop-off activity, courier and delivery services, or short duration customer visits, where such parking is limited to a posted maximum time period. These spaces shall be signed for short-term use only and shall not be used to satisfy the minimum requirements of Regulation 200.5.10.1.

Prevailing By-laws and Prevailing Sections: None

- 8. 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.
- 9. Holding Symbol Provisions:
  - (A) The lands zoned with the holding symbol "(H)" delineated by heavy lines on Diagram 2 attached to this By-law must not be used for any purpose other than those uses existing as of the date of the passing of this By-law until the holding symbol "(H)" has been removed;
  - (B) Despite 9(A) above, prior to the removal of the "(H)" symbol, non-residential uses otherwise permitted on the lands zoned with the holding symbol "(H)" delineated by heavy lines on Diagram 2 shall be permitted in the buildings existing as of the date of the passing of this By-law and any future alterations or additions to those buildings; and
  - (C) An amending by-law to remove the holding symbol "(H)" referred to in (A) above may be enacted when the following are fulfilled:
    - (i) The owner or applicant, at their sole cost and expense, has submitted a revised Functional Servicing and Stormwater Management Report to demonstrate that the existing sanitary sewer system and watermain and any required improvements to them, have adequate capacity and supply to accommodate the development of the lands to the satisfaction of the Director, Engineering Review, Development Review; and
    - (ii) If the accepted and satisfactory Functional Servicing and Stormwater Management Report from (i) above identifies any new required municipal infrastructure or upgrades to existing municipal infrastructure to support the development, then either:
      - (a) The owner or applicant has secured the design, construction, and provision of financial securities for any new municipal infrastructure, or any upgrades or required improvements to the existing municipal infrastructure identified in the accepted Functional Servicing and Stormwater Management Report, to support the development, in a financial secured agreement, all to the satisfaction of the Director, Engineering Review, Development Review; or

- (b) The required new municipal infrastructure or upgrades to existing municipal infrastructure to support the development in the accepted and satisfactory Functional Servicing and Stormwater Management Report in (i) above are constructed and operational, all to the satisfaction of the Director, Engineering Review, Development Review.

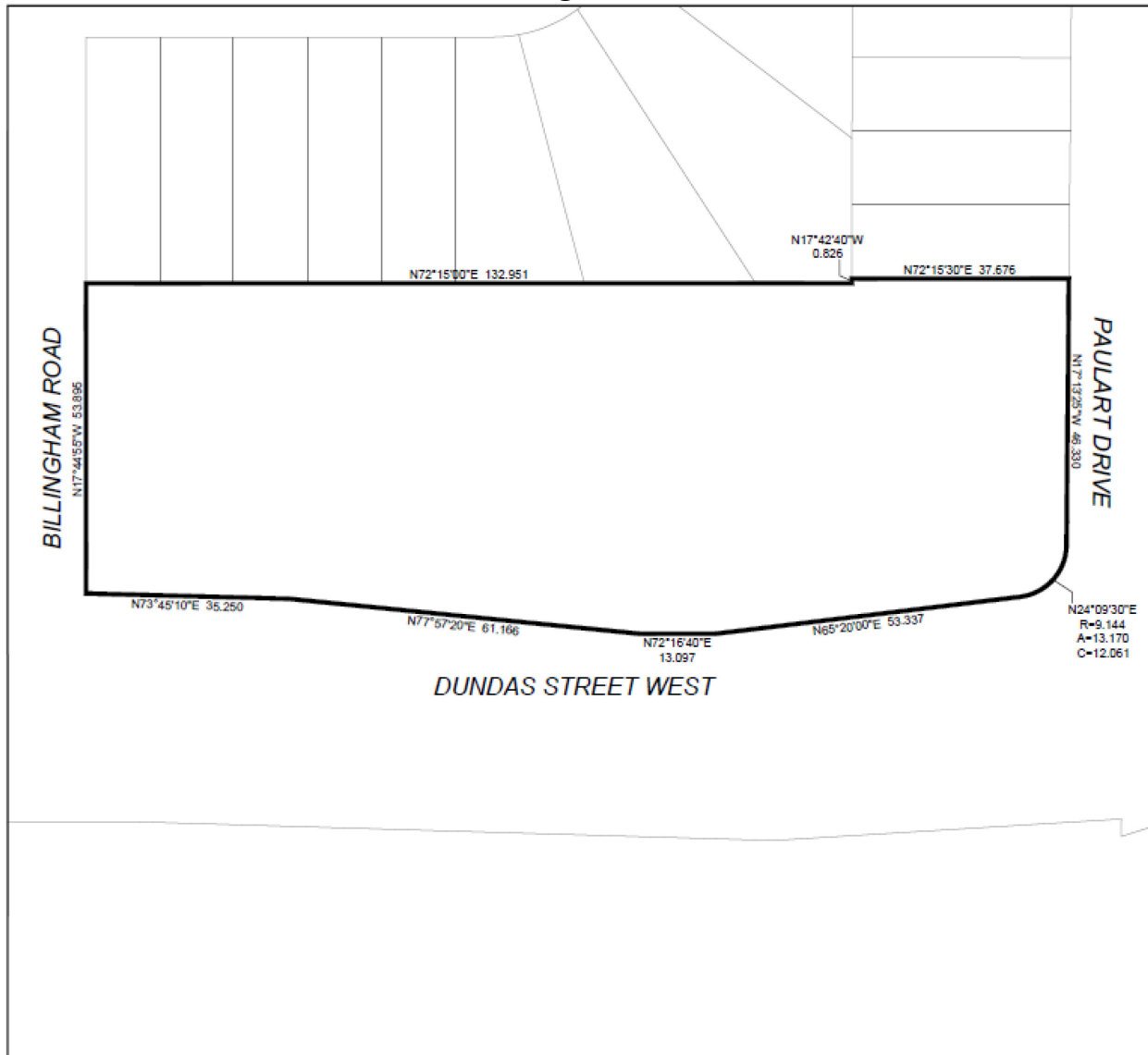
Enacted and passed on June , 2026.

Frances Nunziata,  
Speaker

John D. Elvidge,  
City Clerk

(Seal of the City)

Diagram 1



5500 Dundas Street West

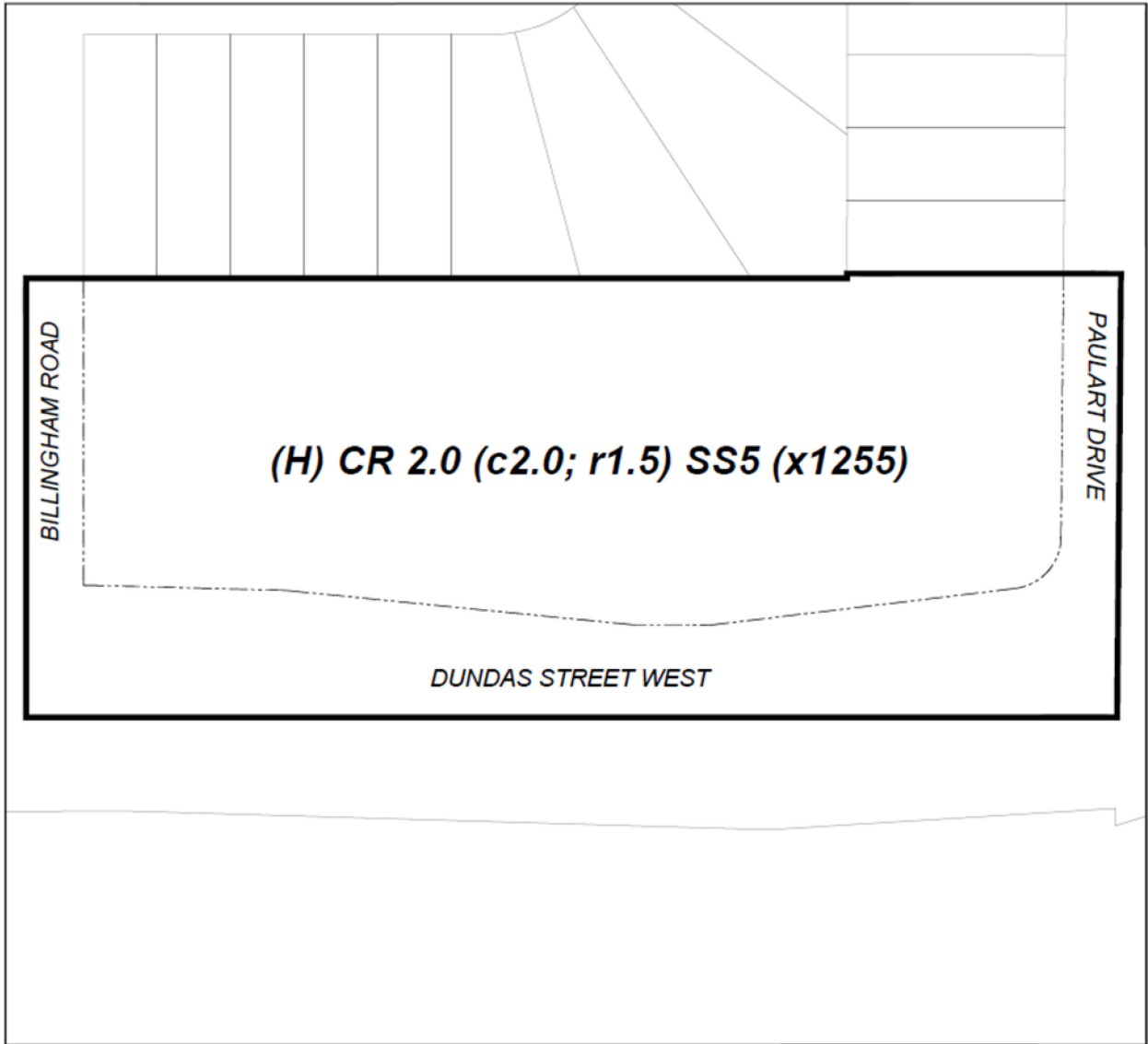
Diagram 1

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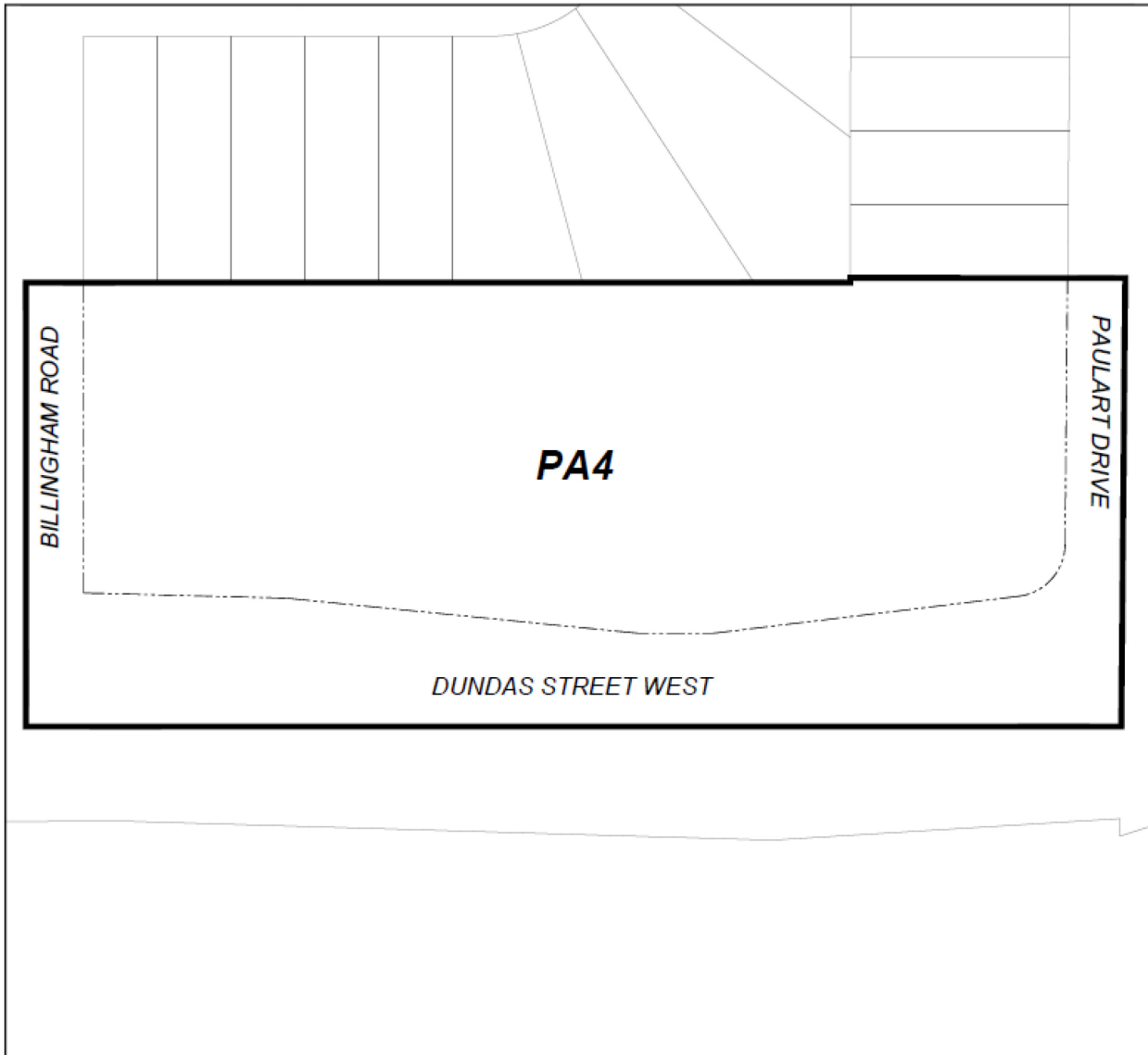


City of Toronto By-law 569-2013  
Not to Scale

**Diagram 2**



**Diagram 3**



**5500 Dundas Street West**

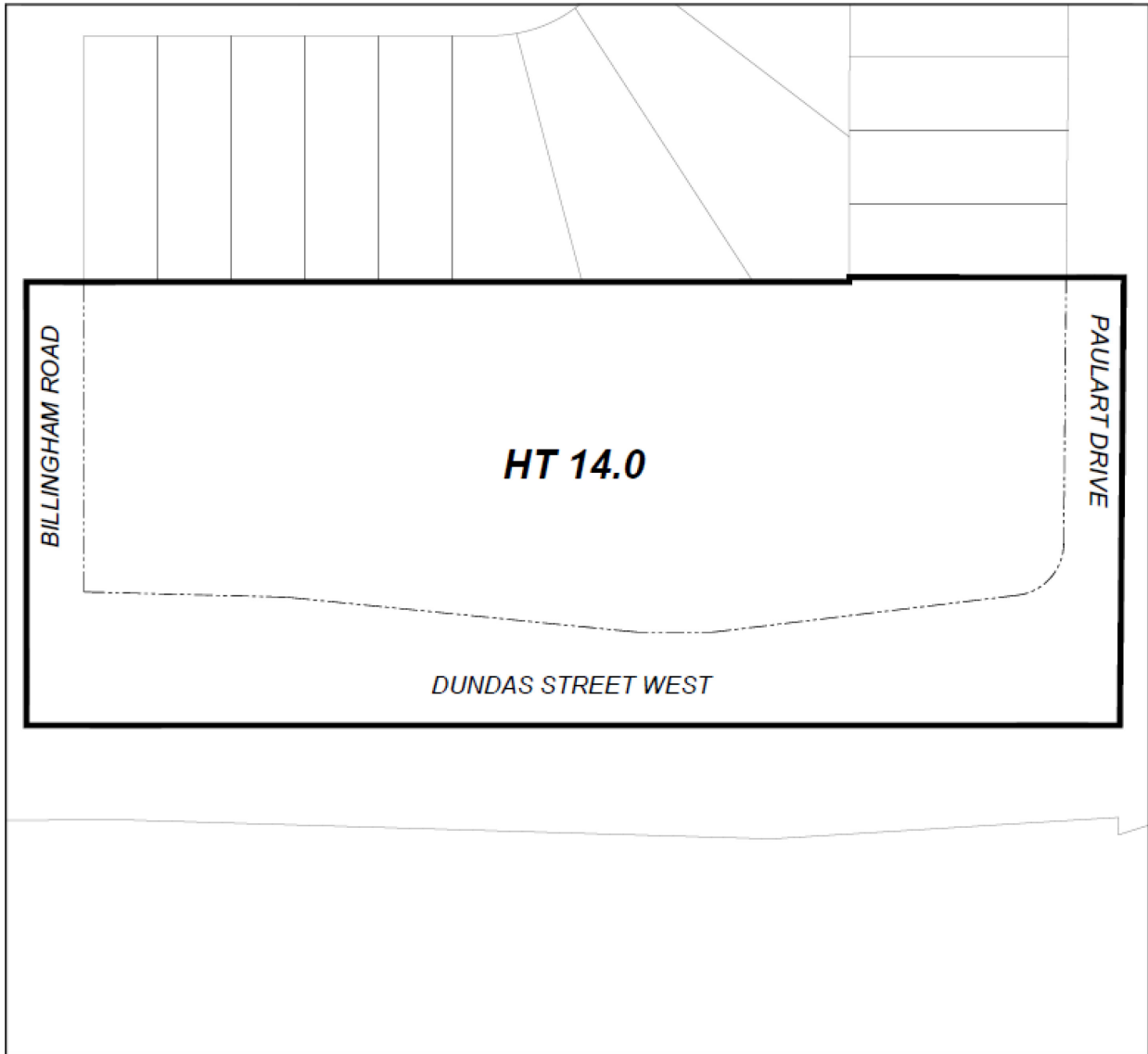
**Diagram 3**

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City of Toronto By-law 569-2013  
Not to Scale

**Diagram 4**



**5500 Dundas Street West**

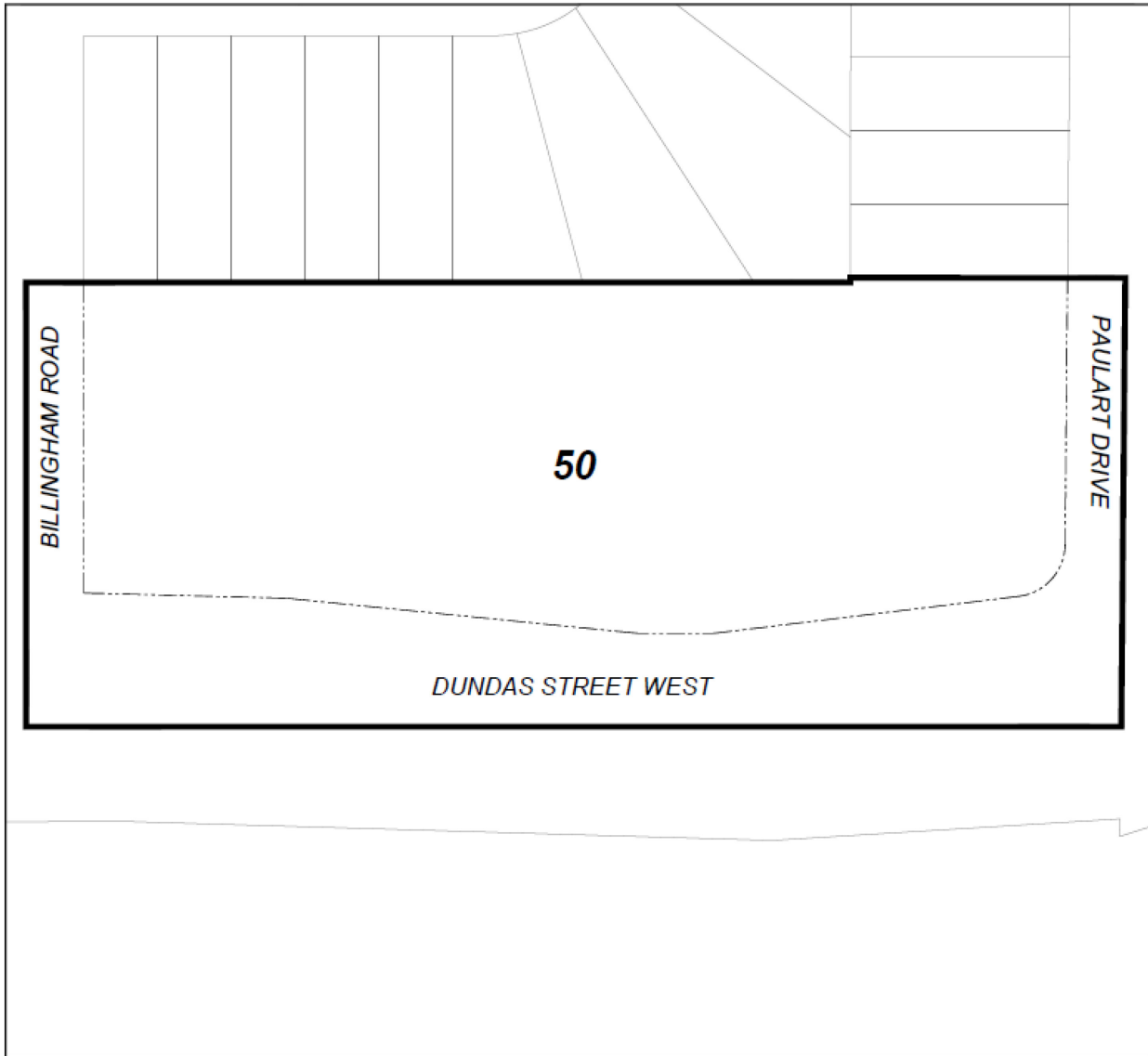
**Diagram 4**

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City of Toronto By-law 569-2013  
Not to Scale

**Diagram 5**



**5500 Dundas Street West**

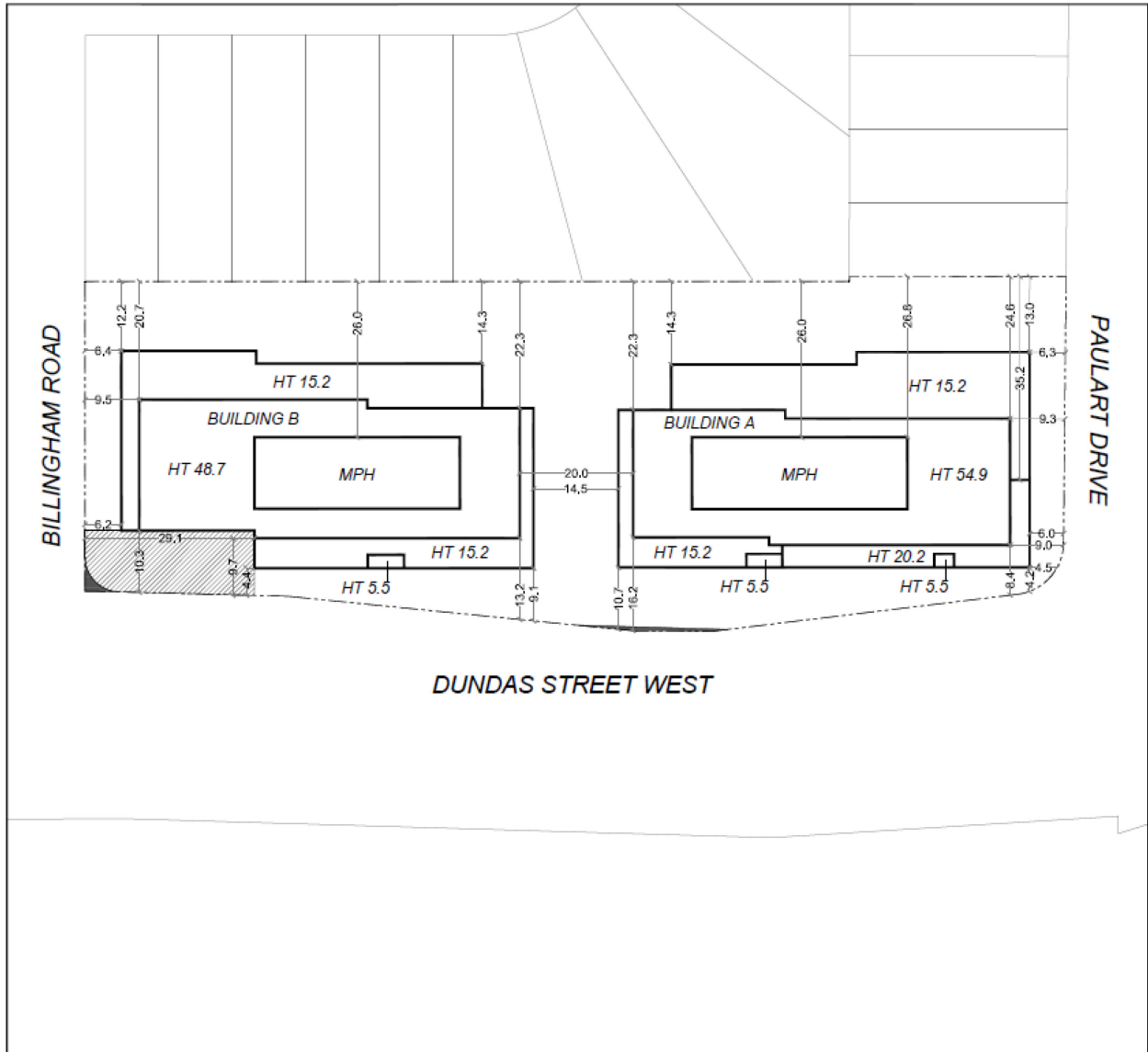
**Diagram 5**

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City of Toronto By-law 569-2013  
Not to Scale

Diagram 6



5500 Dundas Street West

Diagram 6

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- Road widening
- "Privately-Owned Publicly-Accessible Space"



City of Toronto By-law 569-2013  
 Not to Scale