

CITY OF TORONTO

Bill 1017

BY-LAW -2026

To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2025 as 1464 King Street West and 10 and 12 Maynard 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; and

Whereas pursuant to Section 39 of the Planning Act, as amended, the council of a municipality may, in a by-law passed under Section 34 of the Planning Act, authorize the temporary use of land, buildings or structures for any purpose set out therein that is otherwise prohibited in the by-law;

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 R (d1.0) (x812) to a zone label of CR 2.5 (c 1.5; r2.0) SS2 (x 1299) 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 1299 so that it reads:

(1299) Exception CR 1299

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 1464 King Street West, 10 and 12 Maynard 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 (P) 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 93.41 metres and the elevation of the highest point of the **building** or **structure**;
- (C) Despite regulation 40.10.40.10(2), 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];
- (D) Despite regulation 150.50.40.10(1) and (C) above, and in addition to the height projection permissions in regulations 40.5.40.10(3) to (8), an architectural spire may project beyond the maximum permitted heights shown on Diagram 3 of By-law [Clerks to insert By-law number] by a maximum of 10.0 metres;
- (E) Despite regulation 40.10.40.10(5), the required minimum height of the first **storey** is 4.0 metres measured between the average elevation of the ground along the **front lot line** and the floor of the second **storey**;
- (F) Despite regulation 40.10.40.40(1), the permitted maximum **gross floor area** of all **buildings** and **structures** is 8100 square metres, of which:
 - (i) the permitted maximum **gross floor area** for residential uses is 3900 square metres; and
 - (ii) the required minimum **gross floor area** for non-residential uses is 4000 square metres;
- (G) Despite regulation 40.10.40.70(2), the required minimum **building setbacks** are as shown in metres on Diagram 3 of By-law [Clerks to insert By-law number];
- (H) Despite regulation 40.10.40.80(2), the required separation of **main walls** are as shown in metres on Diagram 3 By-law [Clerks to insert By-law number];
- (I) Despite regulation 40.5.40.60(1), clause 40.10.40.60 and (E) and (F) above, the following elements may encroach into the required minimum **building setbacks** and **main wall** separation distances as follows:
 - (i) canopies and awnings, by a maximum of 2.8 metres; and
 - (ii) exterior stairs, access ramps and elevating devices, by a maximum of 2.2 metres

- (J) Despite regulation 150.50.20.1(1), the requirements related to permissions for a library or reading room, **retail store** and **dwelling units** do not apply;
- (K) Despite regulations 150.50.50.10(1) and (2), the requirements related to **landscaping** for a **lot** containing a **place of worship** and **driveway** access to a **lot** crossing a **landscaping** area, do not apply;
- (L) All waste and **recyclable material** must be stored in a wholly enclosed **building** on the **lot**;
- (M) Despite regulation 200.5.1.10(2)(A)(iv), 10 percent 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**;
- (N) Despite regulation 200.15.10.5(1) and Table 200.15.10.5, the following number of accessible **parking spaces** are required:
 - (i) 0 accessible **parking spaces** for residential uses; and
 - (ii) 1 accessible **parking space** for a **place of worship**;
- (O) Despite regulation 230.5.1.10(14), access to outdoor "short-term" **bicycle parking spaces** must be provided via an unobstructed aisle having a minimum width of 1.0 metres;
- (P) 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** in accordance with each of (i) and (ii) results in a number with a fraction, the number is rounded up to the nearest whole number, but there may not be less than one **dwelling unit**.

Prevailing By-laws and Prevailing Sections: None Apply

5. None of the provisions of Zoning By-law 569-2013, as amended, or this By-law apply to prevent the erection and use of a temporary sales presentation centre on the lot, which shall mean an office, showroom or sales trailer used exclusively for the initial sale and/or leasing of dwelling units to be erected on the lands to which this By-law applies for a period of 3 years from the date this By-law comes into full force and effect, after which this temporary use permission expires.

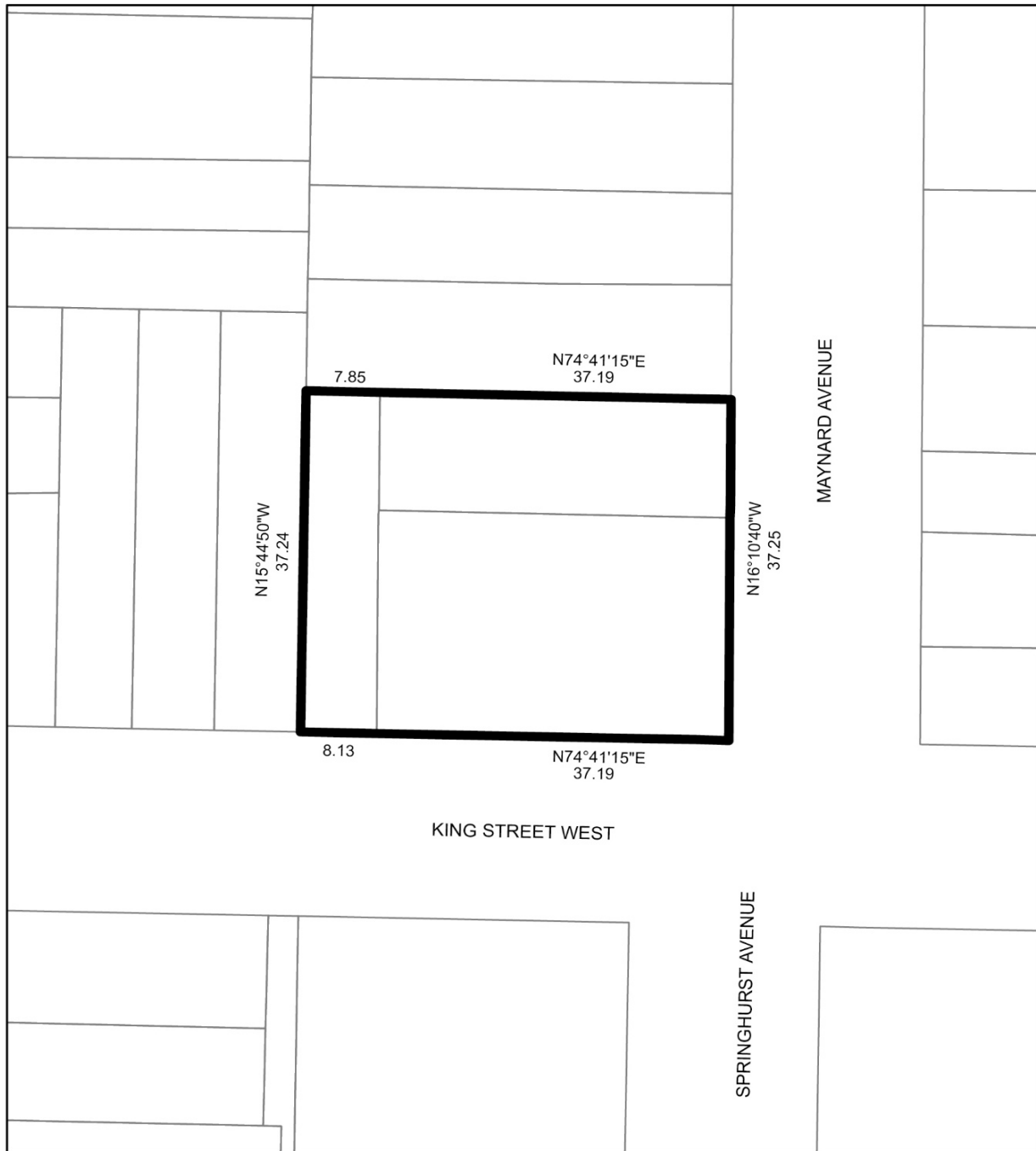
Enacted and passed on July , 2026.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

Diagram 1

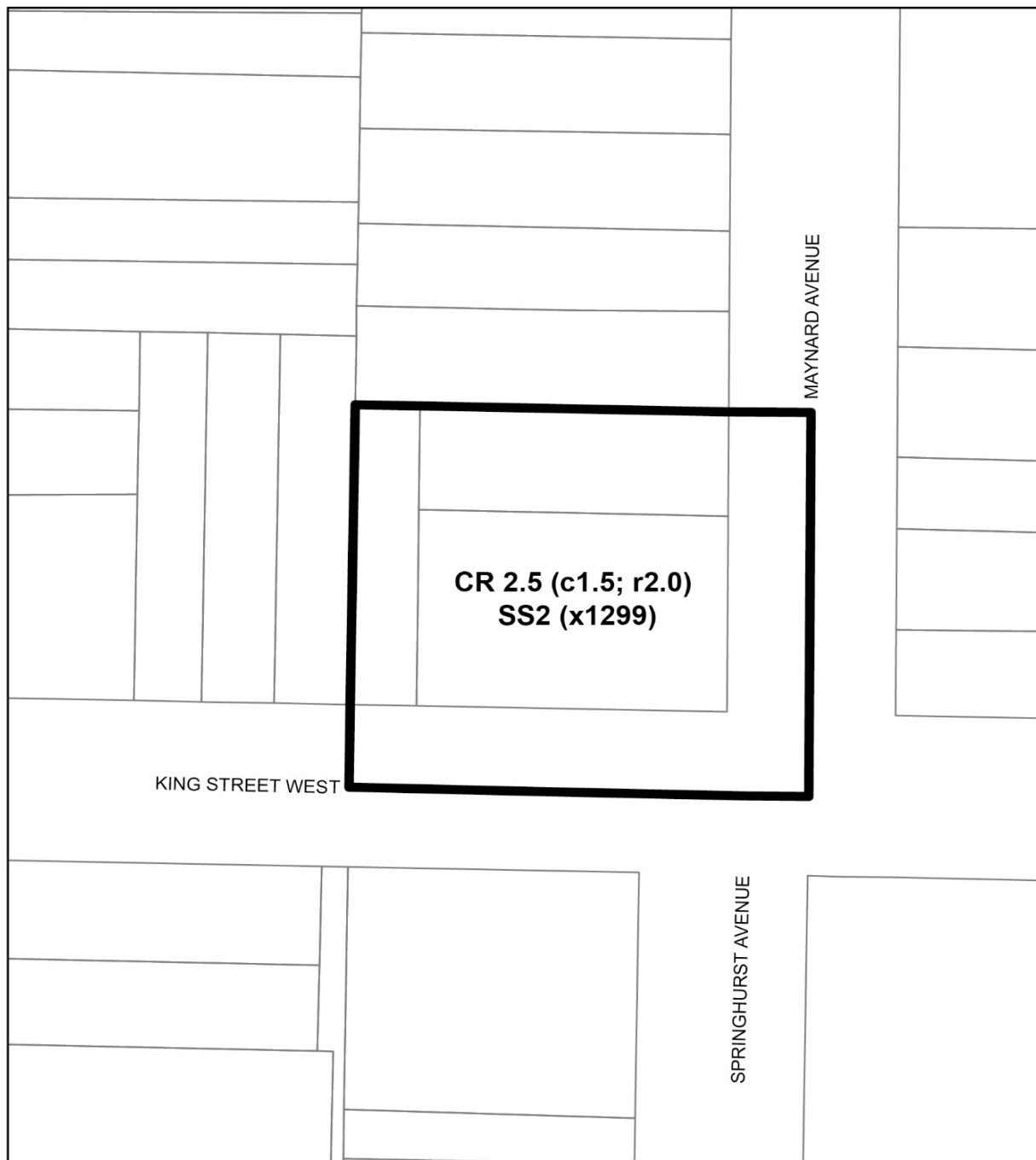


 **Toronto**
Diagram 1

1464 King St W, 10-12 Maynard Avenue

File # 24 253913 STE 04 0Z

Diagram 2

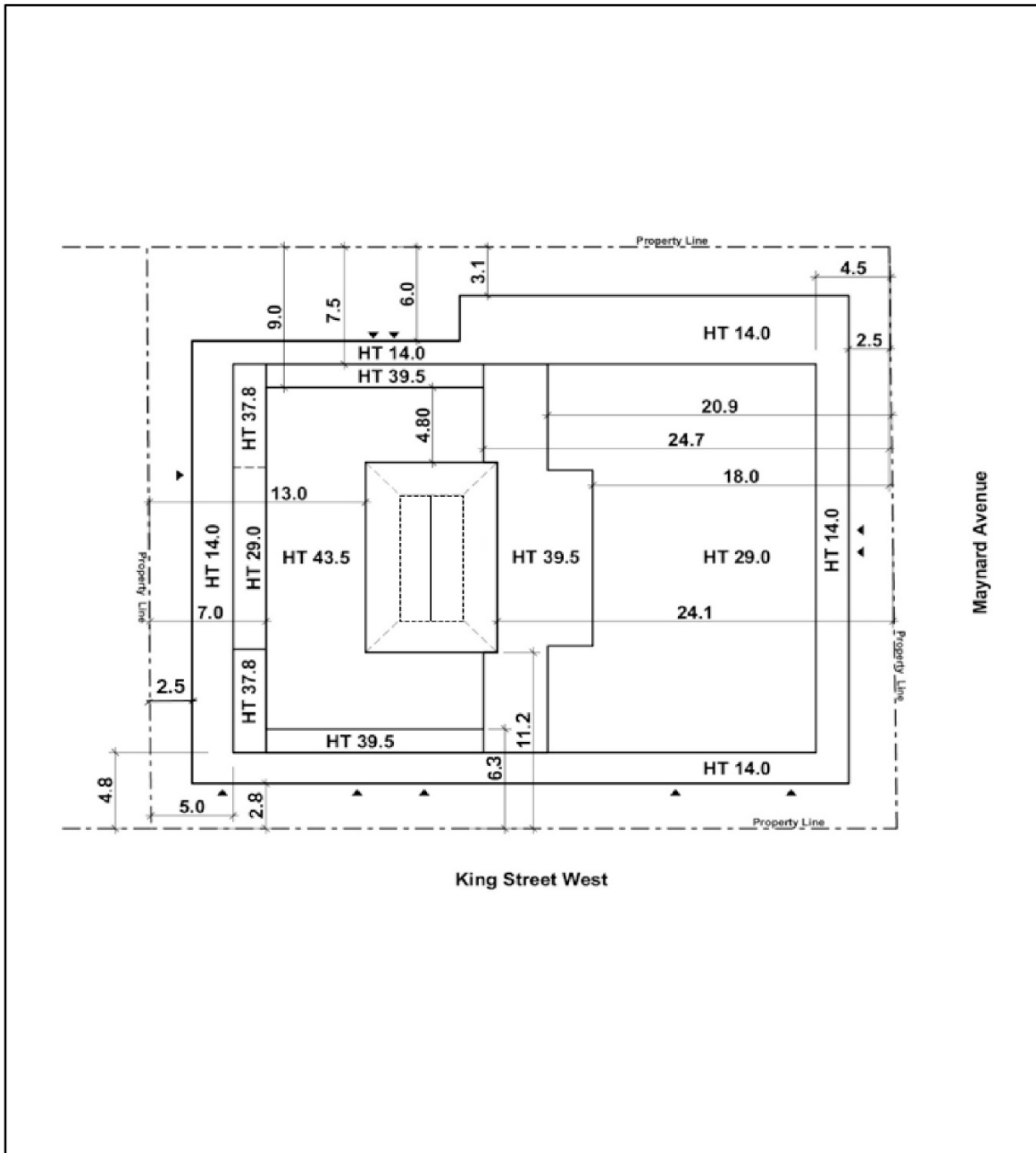


 **Toronto**
Diagram 2

1464 King St W, 10-12 Maynard Avenue

File # 24 253913 STE 04 0Z

Diagram 3



Toronto
Diagram 3

1464 King St W, 10-12 Maynard Avenue

File # 24 253913 STE 04 0Z