

CITY OF TORONTO

Bill 1030

BY-LAW -2026

To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2025 as 4975 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 to which 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 the 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 3.5 (c3.5; r3.0) SS2 (x1272) 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 Article 995.10.1 and applying following Policy Area label to these lands: "PA 2" 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 15.0, 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 no value.

7. Zoning By-law 569-2013, as amended, is further amended by adding the lands to the Rooming House Overlay Map in Article 995.40.1, and applying no value.
8. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.11.10 Exception Number 1272 so that it reads:

(1272) Exception CR 1272

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 4975 Dundas Street West, 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 (Z) 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 128.8 metres and the elevation of the highest point of the **building** or **structure**;
- (C) Despite regulation 40.10.40.40(1), the permitted maximum **gross floor area** of all **buildings** and **structures** is 36,245 square metres, of which:
 - (i) the permitted maximum **gross floor area** for residential uses is 35,545 square metres; and
 - (ii) the required minimum **gross floor area** for non-residential uses is 700 square metres, which must be located on the **first floor** of the **building**;
- (D) For the purposes of this exception, a mezzanine does not constitute a **storey**;
- (E) 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;
- (F) In addition to the elements listed in regulation 40.5.40.40(3) that reduce **gross floor area**, the following elements also apply to reduce the **gross floor area** of a **building**:
 - (i) all parking, loading and **bicycle parking spaces**, and associated circulation areas at any level above and/or below-ground;
 - (ii) storage, electrical, utility, mechanical, and ventilation rooms, including a **geo-energy** facility, at any level of the **building** above and/or below-ground;

- (iii) voids and open-to-below areas that have no surface on which to stand at any level of the **building** above and/or below grade;
 - (iv) required **bicycle maintenance facilities** for required **bicycle parking spaces**;
 - (v) garbage, electrical, and elevator shafts;
 - (vi) mechanical penthouse areas; and
 - (vii) exit stairwells within the **building**;
- (G) 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 5 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 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, by a maximum of 6.5 metres;
 - (ii) **structures** that enclose, screen, or cover the equipment, **structures** and parts of a **building** listed in (i) above by a maximum of 6.5 metres;
 - (iii) enclosed stairwells, roof access, maintenance equipment storage, elevator shafts, chimneys, and vents, by a maximum of 3.0 metres;
 - (iv) architectural features, parapets, and elements and **structures** associated with a **green roof**, by a maximum of 3.0 metres;
 - (v) **building** maintenance units and window washing equipment, by a maximum of 4.0 metres;
 - (vi) planters, **landscaping** features, guard rails, patios, and divider screens on a balcony and/or terrace, by a maximum of 2.5 metres;
 - (vii) antennae, flagpoles and satellite dishes, by a maximum of 4.0 metres; and
 - (viii) trellises, pergolas, hot tubs, and unenclosed **structures** providing safety or wind protection to **amenity space**, by a maximum of 4.0 metres;
- (I) Despite regulation 40.10.40.1(1), residential use portions of the **building** are permitted to be located on the same **storey** as non-residential use portions of the **building**;

- (J) Despite regulation 40.10.40.50(1), **amenity space** must be provided at the following rate:
- (i) at least 1.75 square metres for each **dwelling unit** as indoor **amenity space**;
 - (ii) at least 1.85 square metres for each **dwelling unit** as outdoor **amenity space**;
 - (iii) at least 40.0 square metres is outdoor **amenity space** in a location adjoining or directly accessible to the indoor **amenity space**;
 - (iv) no more than 25 percent of the outdoor component may be a **green roof**; and
 - (v) for the purpose of this exception, indoor **amenity space** may include guest suites, subject to the following:
 - (a) the area of a **building** used for guest suites must not exceed an aggregate **interior floor area** of 100 square metres; and
 - (b) the guest suites permitted by (J)(v)(a) do not constitute a **dwelling unit** for the purposes of (X) below;
- (K) Despite regulation 40.10.40.70(2), the required minimum **building setbacks** are as shown in metres on Diagrams 5 of By-law **[Clerks to insert By-law number]**;
- (L) Despite regulation 40.10.40.80(2) the required separation of **main walls** are as shown in metres on Diagrams 5 of By-law **[Clerks to insert By-law number]**;
- (M) Despite Clause 40.10.40.60 and (K) and (L) above, the following elements may encroach into the required minimum **building setbacks** and **main wall** separation distances as follows:
- (i) below a height of 17.0 metres, decks, porches, and balconies by a maximum of 2.0 metres, except along the portions of the north **main wall** facing Dundas Street West where no encroachment is permitted;
 - (ii) above a height of 17.0 metres, decks and balconies by a maximum of 2.0 metres along the east, west and south **main walls**, and by a maximum of 1.65 metres along the north **main wall**, as shown on Diagram 6 of By-law **[Clerks to insert By-law number]**;
 - (iii) despite (ii) above, above a height of 17.0 metres, no projecting balconies may be located within 1.5 metres of the end of the north **main wall** facing Dundas Street West;

- (iv) canopies and awnings with a minimum depth of 1.0 and 2.0 metres are required in the hatched areas as shown on Diagram 7 of By-law [Clerks to insert By-law number]:
 - (a) despite (iv) above, canopies and awnings are permitted to encroach for a maximum of 2.0 metres; and
 - (b) despite (a) above, canopies and awnings are permitted to encroach for a maximum of 3.5 metres in the hatched area as shown on Diagram 7 of By-law [Clerks to insert By-law number];
- (v) exterior stairs, access ramps and elevating devices, by a maximum of 2.5 metres;
- (vi) cladding added to the exterior surface of the **main wall** of a **building**, by a maximum of 0.35 metres;
- (vii) architectural features, such as a pilaster, decorative column, cornice, sill, belt course, or chimney breast, by a maximum of 2.5 metres;
- (viii) window projections, including bay windows and box windows, by a maximum of 1.5 metres;
- (ix) eaves, by a maximum of 1.5 metres; and
- (x) air conditioners, satellite dishes, antennae, vents, pipes, mechanical screens and enclosures, by a maximum of 1.5 metres;
- (N) Projecting balconies may occupy a maximum of 60 percent of the horizontal width of any **main wall** facing a **lot line** abutting Dundas Street West;
- (O) Despite regulation 200.5.10.1.(1) and Table 200.5.10.1, no visitor **parking spaces** for **dwelling units** are required;
- (P) Despite regulation 200.5.10.1.(1) and Table 200.5.10.1, no **parking spaces** for non-residential uses are required;
- (Q) Despite Article 200.25.15, if **parking spaces** are provided on the **lot**, a percentage of the provided **parking spaces** must be accessible **parking spaces** in accordance with Section 200.15;
- (R) Despite regulation 200.15.1(1), an accessible **parking space** 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;
- (S) Despite regulation 200.15.1(4), a maximum of 3 accessible **parking spaces** may be located within 30.0 metres of:
 - (i) an entrance to a **building**; or
 - (ii) a passenger elevator that provides access to the first **storey** of the **building**;
- (T) Despite regulation 220.5.10.1(1), a minimum of 1 Type "G" **loading space** and 1 Type "C" **loading space** must be provided and maintained on the **lot**;
- (U) In addition to regulation 230.5.1.10(10), "short-term" **bicycle parking spaces** may also be located in a **stacked bicycle parking space**;
- (V) Despite regulation 230.5.10.1(5), **bicycle parking spaces** must be provided in accordance with the following minimum rates:
 - (i) 0.58 "long-term" **bicycle parking spaces** per **dwelling unit**; and
 - (ii) 0.07 "short-term" **bicycle parking spaces** per **dwelling unit**;
- (W) 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**;
- (X) The provision of **dwelling units** is subject to the following:
 - (i) a minimum of 21 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) **dwelling units**, as described in (iv) above, may be converted using accessible or adaptable design measures such as knock-out panels;
- (Y) A "privately-owned publicly accessible space" with a minimum size of 130 square metres must be provided in the area shown generally on Diagram 9 of By-law [Clerks to insert By-law number];
- (Z) 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" means a space on the **lot** situated at ground level that is accessible to the public, secured through appropriate legal agreements and may include pedestrian walkways, seating areas, landscaped plaza, and ornamental **structures** and is used principally for the purpose of sitting, standing, and other **recreational uses**.

Prevailing Sections and Prevailing By-laws: None Apply

- 9. 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.
- 10. 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 and buildings existing as of the date of the passing of this By-law, until the holding symbol "(H)" has been removed;
 - (B) 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, is required to submit 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 General Manager, Toronto Water; and
 - (ii) If the accepted and satisfactory Functional Servicing and Stormwater Management Report from (B)(i) above requires 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 (B)(i) above are constructed and operational, all to the satisfaction of the General Manager, Toronto Water;
- (iii) The required realigned municipal storm sewers on Dundas Street West and through the subject property are constructed and operational, to the satisfaction of the General Manager, Toronto Water;
- (iv) The owner has provided an easement in favour of the City for the purpose of access, construction, maintenance and repair of the new storm sewers, and the existing storm sewer easement has been released by the City, to the satisfaction of the General Manager, Toronto Water;
- (v) The owner is to undertake the City's environmental peer review process for the storm sewer easement, including but not limited to retaining a Qualified Person, paying all costs associated with the City retaining a third-party Peer Reviewer, preparation of all required environmental documents, and filing of any required Record of Site Condition for the storm sewer easement area, to the satisfaction of the Director, Engineering Review, Development Review; and
- (vi) The owner or applicant, at their sole cost and expense, is required to submit a revised Pedestrian Level Wind Study, including a Wind Tunnel Study, identifying any required mitigation measures to address wind safety exceedances and improve pedestrian comfort, all to the satisfaction of the Executive Director, Development Review.

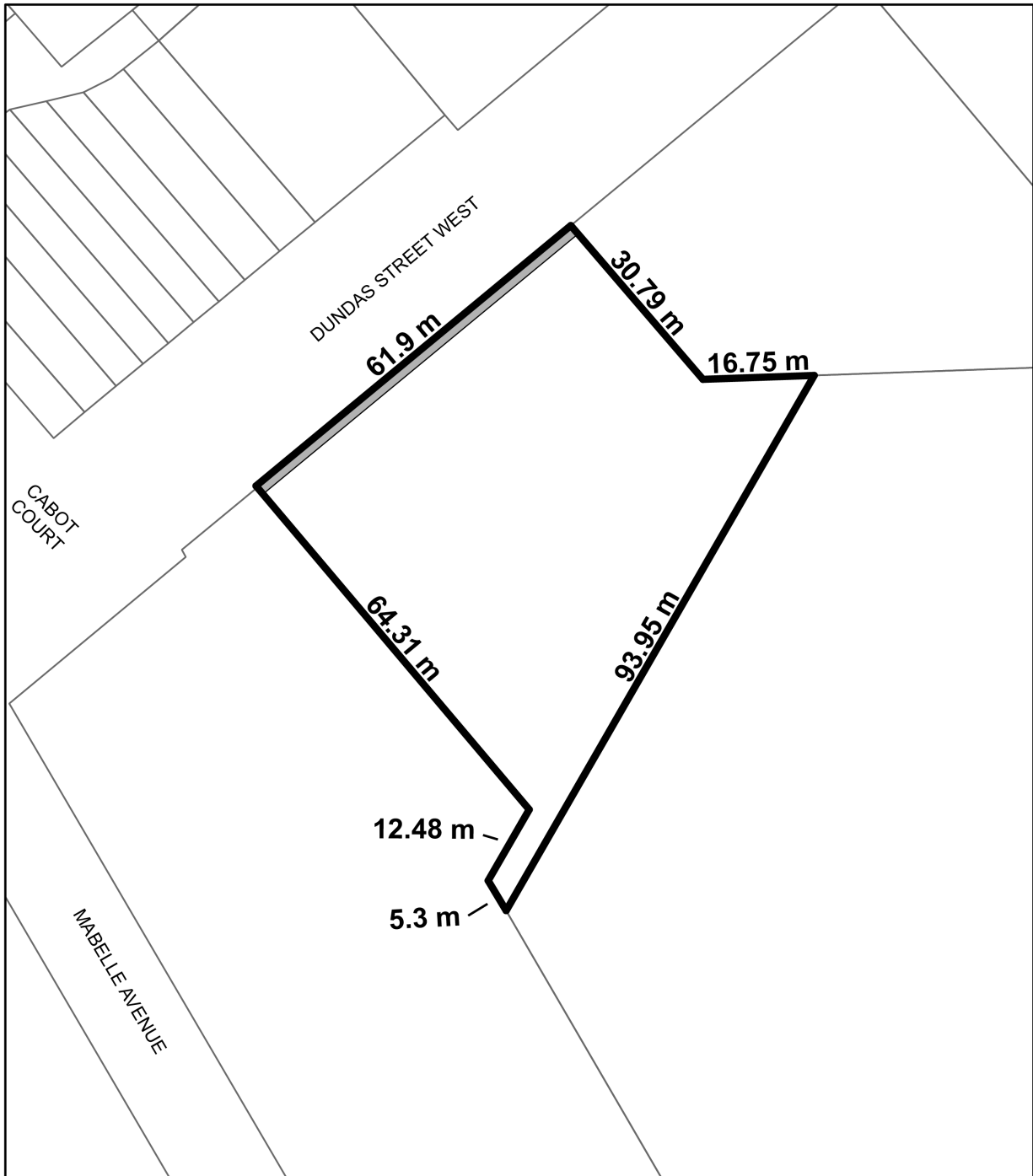
Enacted and passed on July , 2026.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

Diagram 1



Toronto
Diagram 1

4975 Dundas Street West

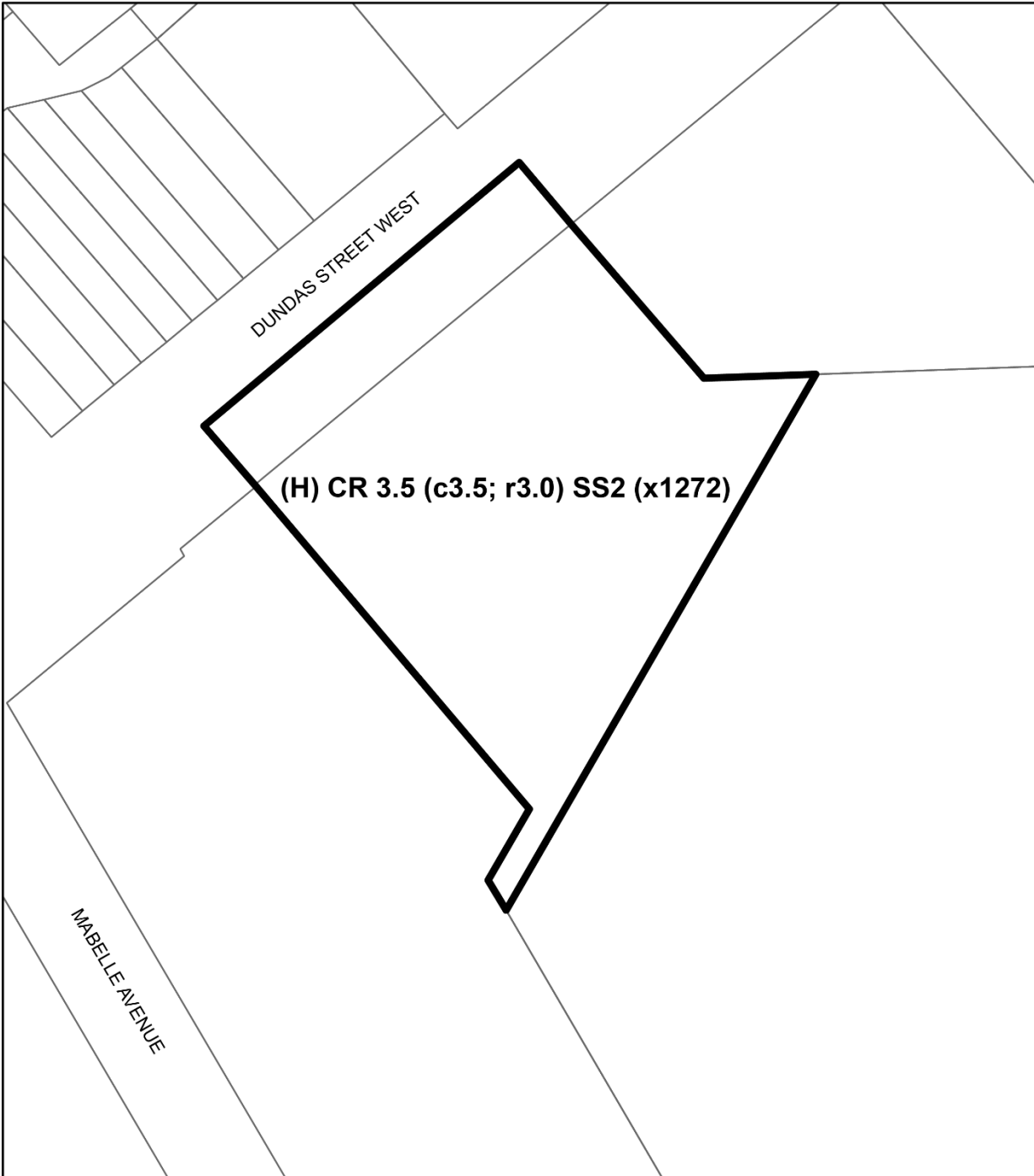
File # 25 213384 WET 03 0Z

 Road Widening 1.65 m



City of Toronto By-law 569-2013
Not to Scale
06/04/2026

Diagram 2

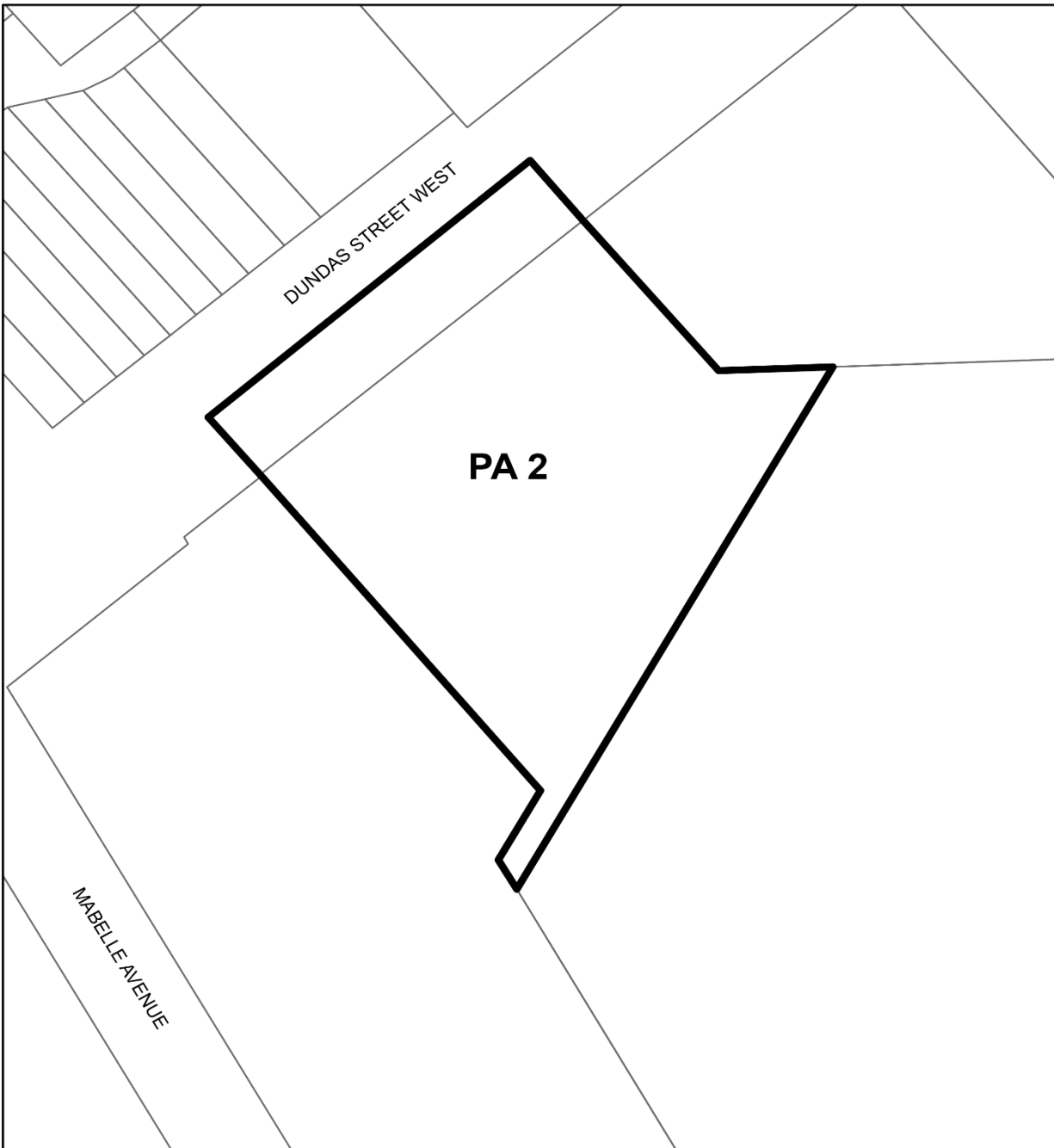


 **TORONTO**
Diagram 2

4975 Dundas Street West

File # 25 213384 WET 03 0Z

Diagram 3

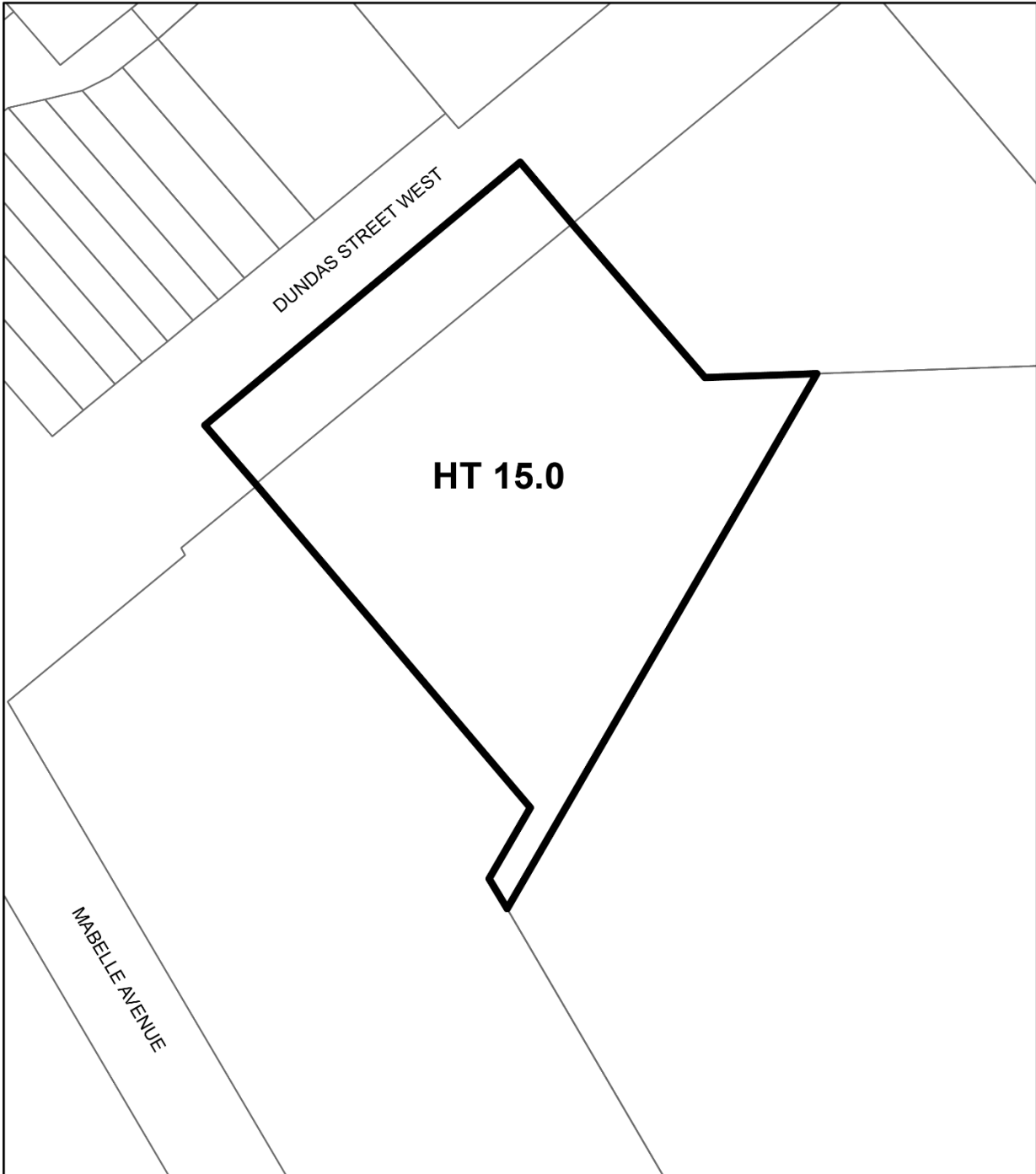


Toronto
Diagram 3

4975 Dundas Street West

File # 25 213384 WET 03 0Z

Diagram 4



Toronto
Diagram 4

4975 Dundas Street West

File # 25 213384 WET 03 02

Diagram 5

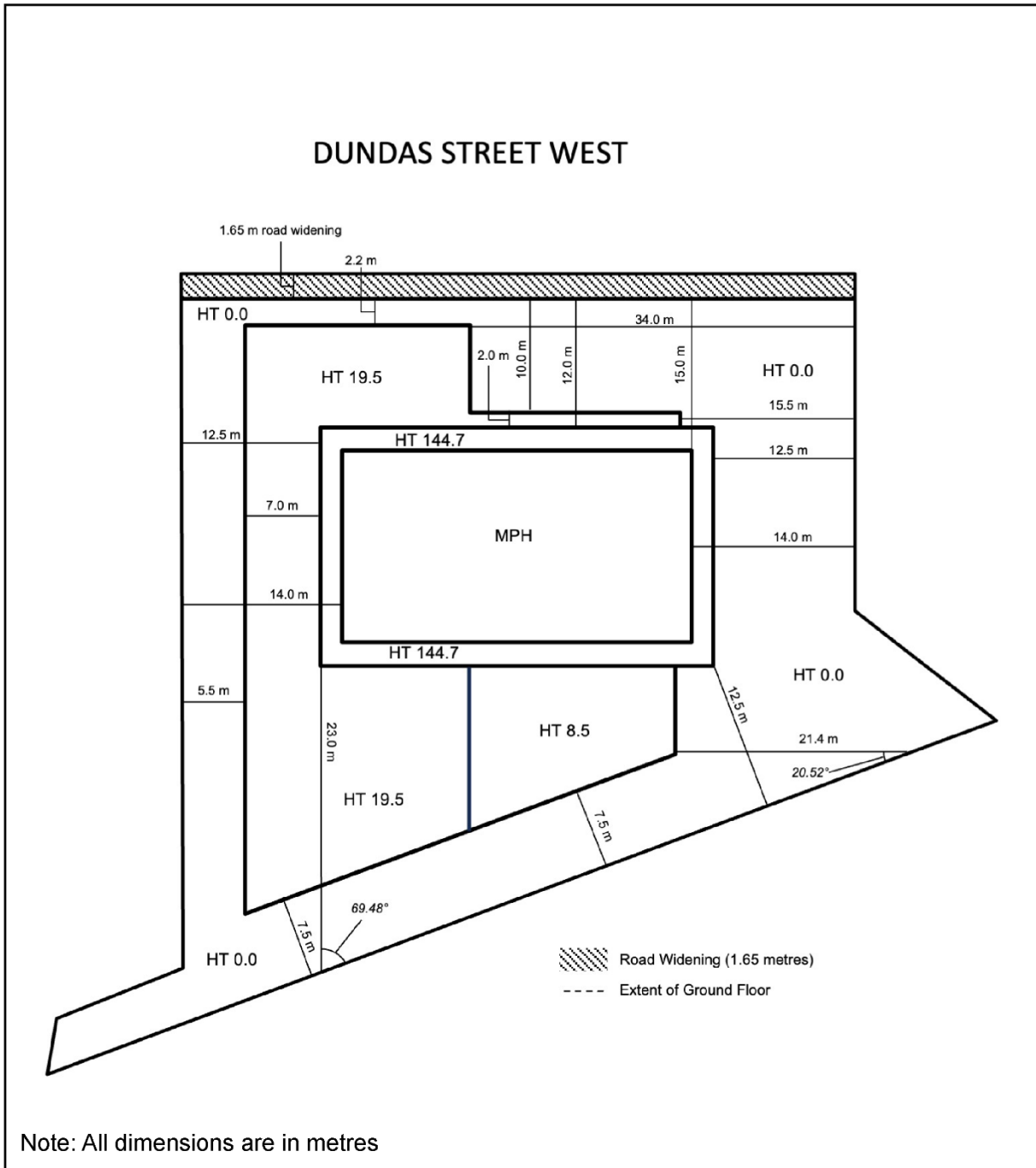


Diagram 6

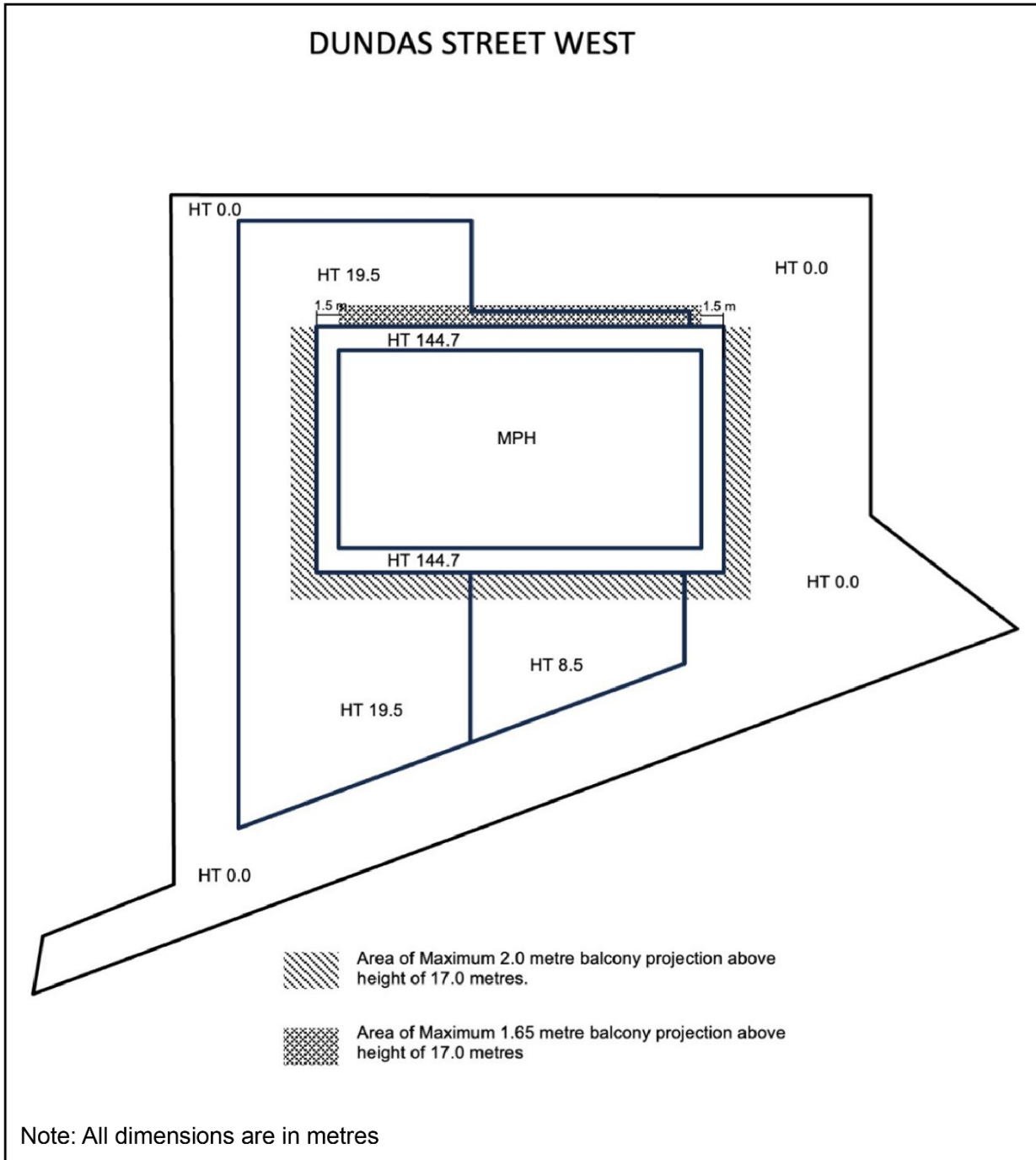


Diagram 7

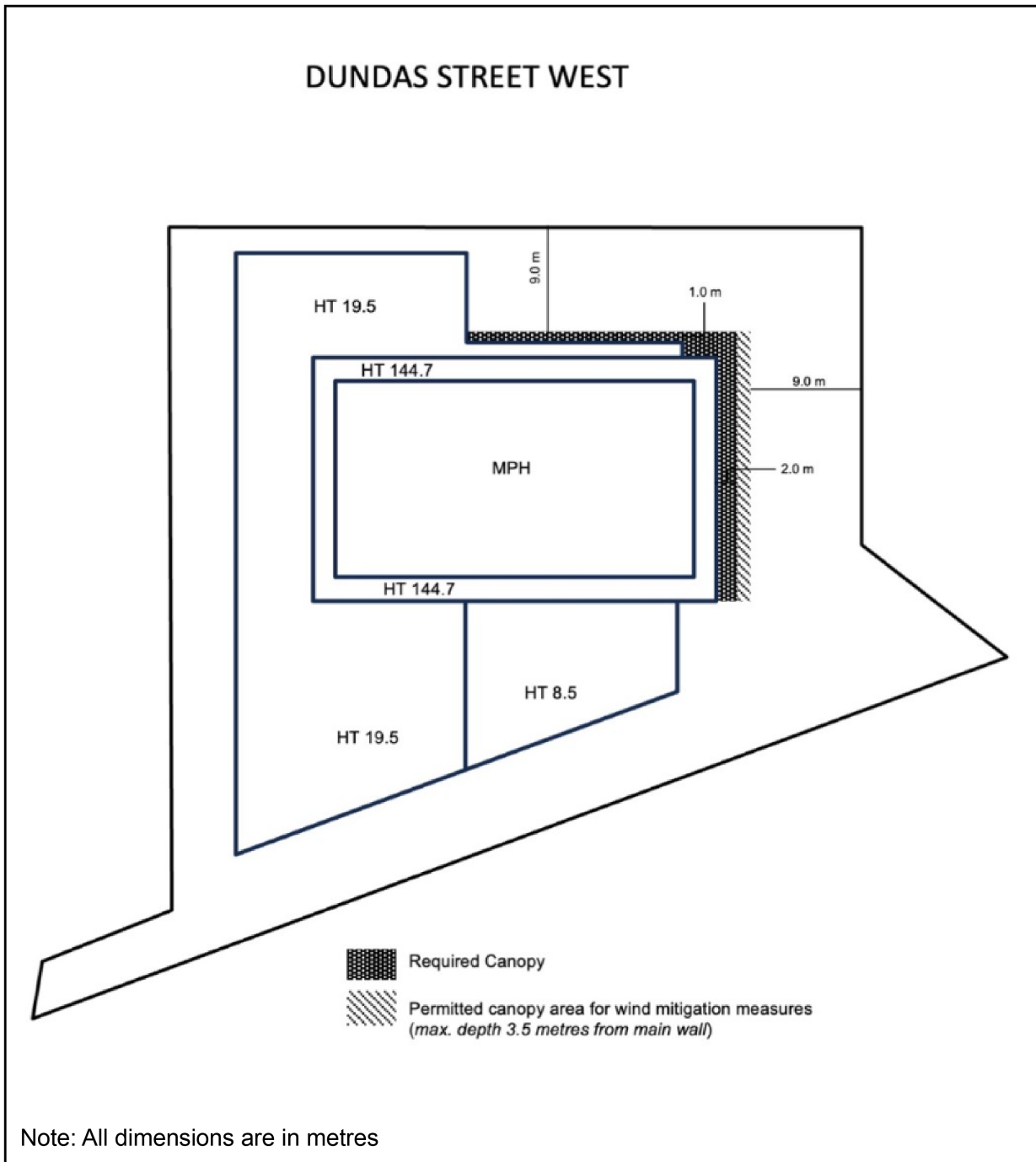


Diagram 8

