

Authority: Etobicoke York Community Council Item EY3.2, as adopted by City of Toronto Council on March 29, 30 and 31, 2023; and Section 169-5.2B of City of Toronto Municipal Code Chapter 169, Officials, City Council voted in favour of this by-law on March 21, 2024

Written approval of this by-law was given by Mayoral Decision 9-2024 dated March 22, 2024

CITY OF TORONTO

BY-LAW 263-2024

To make technical amendments to By-law 410-2023, being a By-law to amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2022 as 5251 Dundas Street West.

Whereas City Council has delegated to the City Solicitor, in consultation with the City Clerk, the authority to submit bills directly to Council to correct technical errors by Section 169-5.2B of City of Toronto Municipal Code Chapter 169, Officials, City; and

Whereas the Decision Report that was considered and adopted by City Council in Agenda Item 2023.EY3.2 opined that the Regulations Applying to Parking Spaces in Article 200.5.10.1 of Zoning By-law 569-2013 would apply to the redevelopment of the lands municipally known in the year 2022 as 5251 Dundas Street West, and therefore By-law 410-2023 did not need to include a site specific amendment to implement those Regulations in order to achieve City Council's intent as it related to the number of parking spaces to be provided; and

Whereas, instead, Article 200.25.15 of Zoning By-law 569-2013 regarding Transition: Parking Space Regulations operated to render the Regulations Applying to Parking Spaces in Article 200.5.10.1 inapplicable to the redevelopment of the lands municipally known in the year 2022 as 5251 Dundas Street West, and By-law 410-2023 did need to include a site specific amendment to those Regulations in order to achieve City Council's intent as it related to the number of parking spaces to be provided;

The Council of the City of Toronto enacts:

1. City of Toronto By-law 410-2023 is amended by replacing Regulation 8(U) with the following, so that it reads:
 - (U) Despite Article 200.25.15 and Chapter 970.10 related to **parking space** regulation transition, the **parking space** rate requirements in Regulation 200.5.10.1 applies;
2. City of Toronto By-law 410-2023 is amended by revising Regulation 8(U) and the subsequent Regulations in Section 8 of the by-law so that it reads:
 - (V) Despite Regulation 200.15.10.5, a minimum of five of the provided **parking spaces** on the **lot** are required to be accessible **parking spaces**;

- (W) Despite Regulation 200.15.1(4), three of the required accessible **parking spaces** in (V) above are required to be closest to a barrier-free passenger elevator that provides access to the first **storey** of the **building** or the shortest route from the required entrance to an elevator;
 - (X) Despite 230.5.1.10(9)(B)(i)(ii) and (iii) **bicycle parking space** for **dwelling units** may be located in the first, second, and third **storeys** of the **building** and on all levels below-ground;
 - (Y) Despite 220.5.10.1(2), a **building** with more than 400 **dwelling units** and less than 595 **dwelling units** must provide 1 Type 'G' **loading space**;
 - (Z) Despite Regulation 230.5.1.10(10), "short-term" **bicycle parking spaces** may also be located in a **stacked bicycle parking space**;
3. City of Toronto By-law 410-2023 is amended by replacing Regulation 8(A) with the following, so that it reads:
- (A) On 5251 Dundas Street West, if the requirements of By-law 410-2023 are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with Regulations (B) to (Z) below:

Enacted and passed on March 22, 2024.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)