

Authority: North York Community Council Item NY12.5,  
as adopted by City of Toronto Council on April 17 and 18,  
2024  
City Council voted in favour of this by-law on April 18,  
2024  
Written approval of this by-law was given by Mayoral  
Decision 10-2024 dated April 18, 2024

## **CITY OF TORONTO**

### **BY-LAW 390-2024**

**To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2023 as 379-381 Wilson 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 adding the lands subject to this By-law to the Zoning By-law Map in Section 990.1 and applying the following zone label to these lands: CR 2.5 (c1.0; r2.5) SS2 (x968) 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 no value.
5. Zoning By-law 569-2013, as amended, is further amended by adding the lands subject to this By-law to the Height Overlay Map in Article 995.20.1 and applying the following height and storey label to these lands: HT 30, ST 10, as shown on Diagram 3 attached to this By-law.
6. Zoning By-law 569-2013, as amended, is further amended by adding the lands subject to this By-law 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 subject to this By-law 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 968 so that it reads:

(968) Exception CR 968

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 379-381 Wilson Avenue, if the requirements of By-law 390-2024 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 184.73 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 4 of By-law 390-2024;
- (D) Despite Regulation 40.10.40.10(7), the permitted maximum **storeys** in a **building** or **structure** is the number following the letters "ST" as shown on Diagram 4 of By-law 390-2024; and
  - (i) For the purpose of this exception, a mechanical penthouse is not a **storey**;
- (E) Despite Regulations 40.5.40.10(3) to (8) and (C) above, the following equipment and **structures** may project beyond the permitted maximum height shown on Diagram 4 of By-law 390-2024:
  - (i) equipment used for the functional operation of the **building** including electrical, utility, mechanical and ventilation equipment, as well as enclosed stairwells, roof access, maintenance equipment storage, elevator shafts, chimneys, and vents, by a maximum of 6.0 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 5.0 metres;
  - (iii) Terraces and balcony guards, elements of a **green roof** and insulation and roof surface materials, planters, railings, parapets, and ornamental architectural features by a maximum of 3.0 metres;

- (F) Despite Regulation 40.10.40.40(1), the permitted maximum **gross floor area** of all **buildings** and **structures** is 19,172 square metres, of which:
- (i) The permitted maximum **gross floor area** for residential uses is 19,000 square metres;
  - (ii) The required minimum **gross floor area** for non-residential uses is 400 square metres;
- (G) Despite Regulation 40.10.40.70(2) and 40.10.40.80(2), the required minimum **building setbacks** and separation of **main walls** are as shown in metres on Diagram 4 of By-law 390-2024;
- (H) Despite Regulation 40.5.40.60(1), Clause 40.10.40.60 and (G) above, the following elements may encroach into the required minimum **building setbacks** as follows:
- (i) Light fixtures, retail signage, bay window, cornices, sills, eaves, awnings, art installations and the structures, elements, enclosures and cladding added to the exterior surface of the **main wall** of a **building**, by a maximum of 0.5 metres;
  - (ii) canopies and awnings by a maximum of 2.0 metres;
- (I) Despite Clause 40.10.40.70, a **building** or **structure** complying with the heights and setbacks as shown on Diagram 4 of By-law 390-2024 is permitted to penetrate the required 45 degree **angular plane**, as measured at the finished floor elevation;
- (J) 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** provided it is for:
- (i) residential lobby access;
  - (ii) related residential uses such as a mail room, management office, waste room and storage;
  - (iii) indoor **amenity space**;
  - (iv) **dwelling units** that are located to the rear of the non-residential uses on the first **storey**;
- (K) Despite Regulation 200.5.10.1(1) and Table 200.5.10.1, **parking spaces** must be provided in accordance with the following:
- (i) a minimum of 2.0 plus 0.05 spaces per **dwelling unit** for visitors;
  - (ii) a minimum of 0.20 spaces per **dwelling unit** for residents;

- (iii) a minimum of 0.01 spaces for each 100 square metres of non-residential **gross floor area**;
- (L) 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; and
  - (iii) any **dwelling units** with 3 or more bedrooms provided to satisfy (ii) above are not included in the provision required by (i) above;
- (M) Despite Regulations 40.10.40.50(1)(A) and (B), **amenity space** must be provided at the following rate:
  - (i) At least 2.5 square metres of indoor **amenity space** per **dwelling unit**; and
  - (ii) At least 1.50 square metres of outdoor **amenity space** per **dwelling unit**, of which at least 40 square metres should be adjoining or directly accessible to indoor **amenity space**;
- (N) Despite Regulation 40.10.50.10(3), mechanical and electrical equipment may be permitted within the required **soft landscaping** strip;
- (O) Despite Regulation 40.10.50.10(3) the permitted minimum width of the **soft landscaping** strip on the west lot line is 0.5 metres for a maximum length of 58.0 metres;
- (P) Despite Regulation 40.10.90.10(1), one (1) Type “G” **loading space** on the **lot** is permitted in the **side yard** abutting a **lot** in the Residential Zone category;
- (Q) If the requirements of Regulations 900.11.10(968)(B) to (P) are complied with, Prevailing By-law and Prevailing Section (A) of Regulation 900.11.10(968) below do not apply to the **lot**;

Prevailing By-laws and Prevailing Sections:

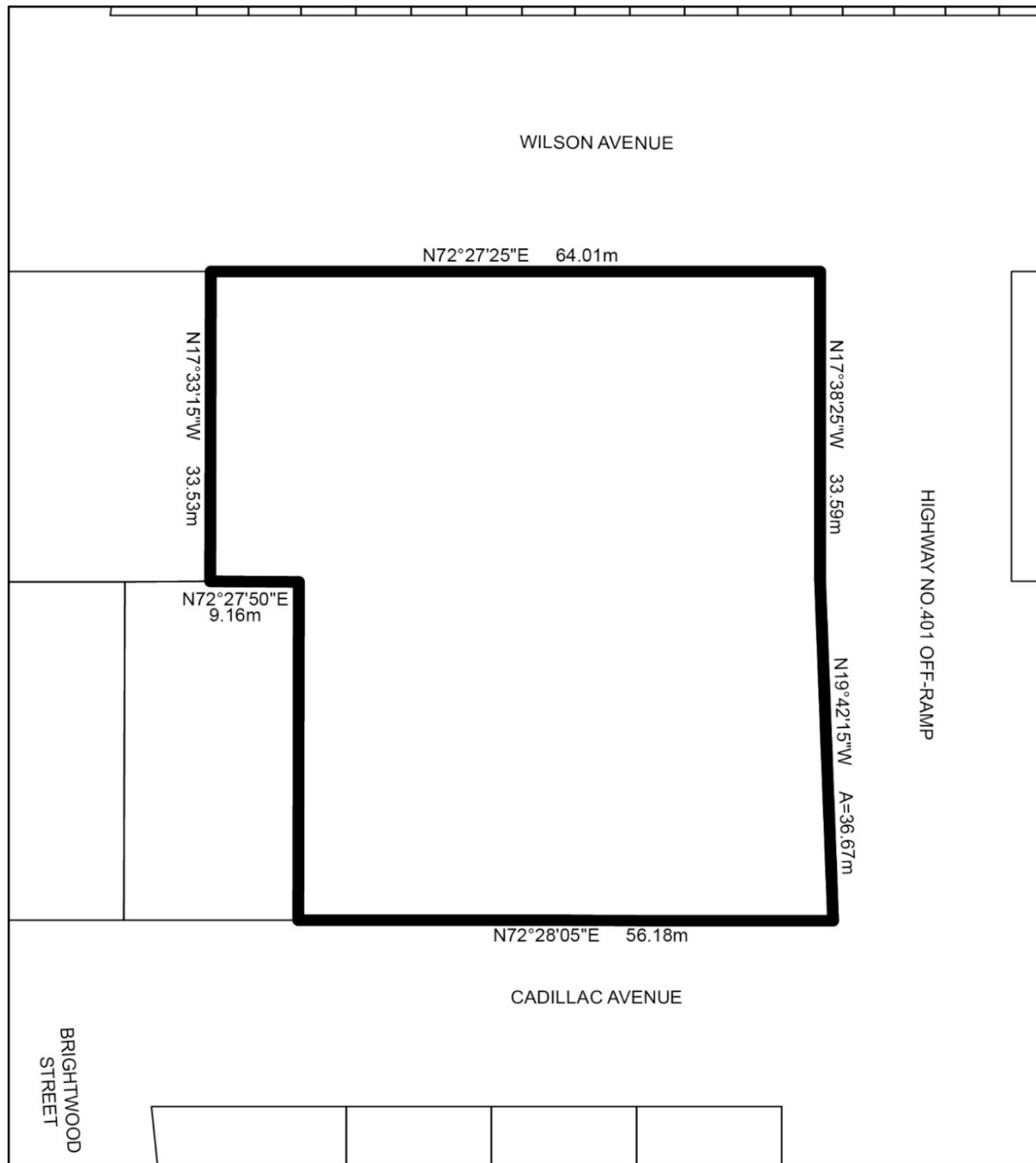
- (A) City of Toronto By-law 1147-2007;
- 9. None of the requirements of City-wide Zoning By-law 569-2013 apply to prevent the installation of maintenance access holes and sampling ports for both the storm and sanitary service connections, in accordance with the City of Toronto Sewers By-law Chapter 681.
- 10. 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.

Enacted and passed on April 18, 2024.

Frances Nunziata,  
Speaker

John D. Elvidge,  
City Clerk

(Seal of the City)

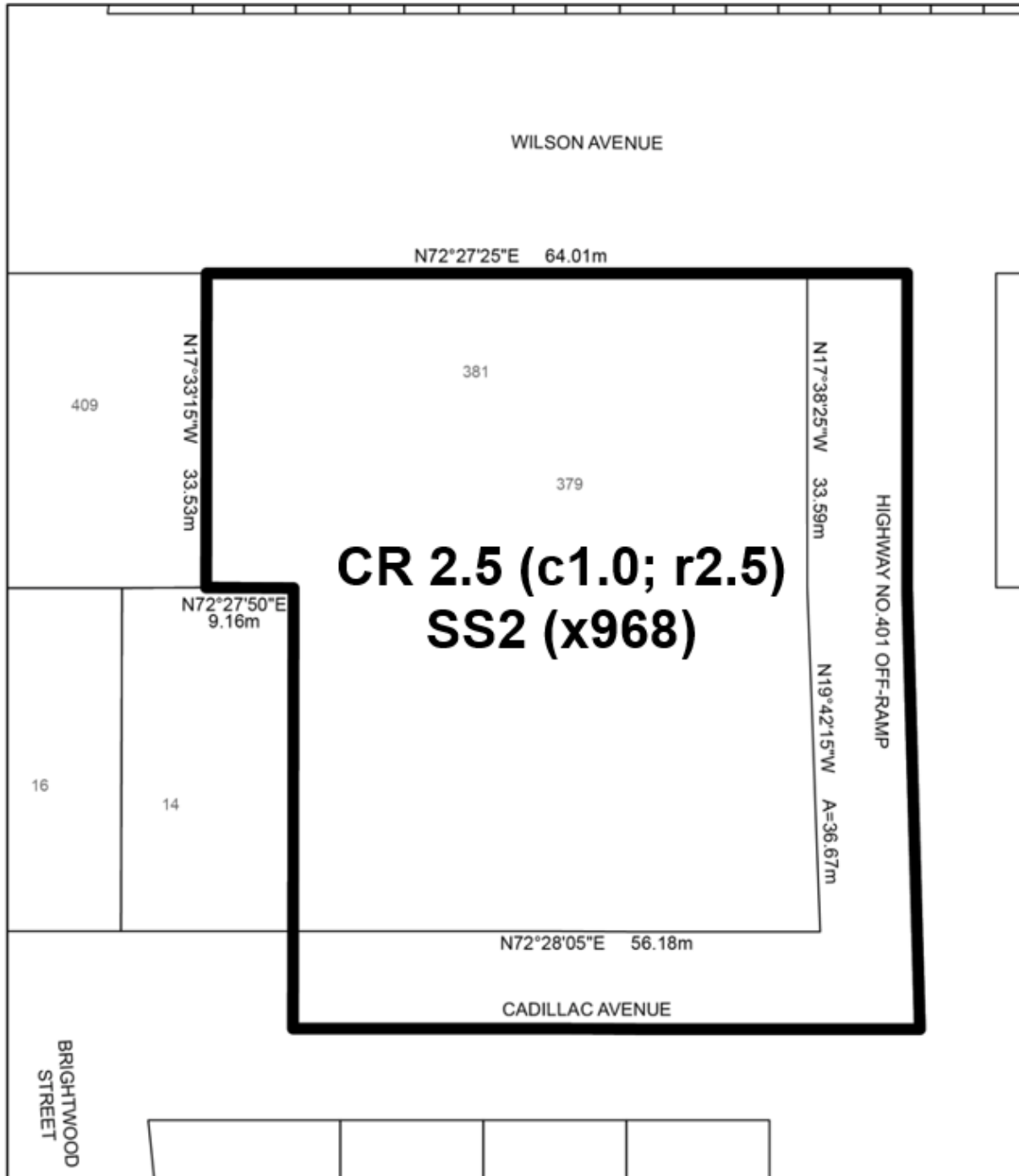
**Diagram 1**

 **Toronto**  
Diagram 1

**379 - 381 Wilson Avenue**

File # 20 150912 NNY 06 02

Diagram 2



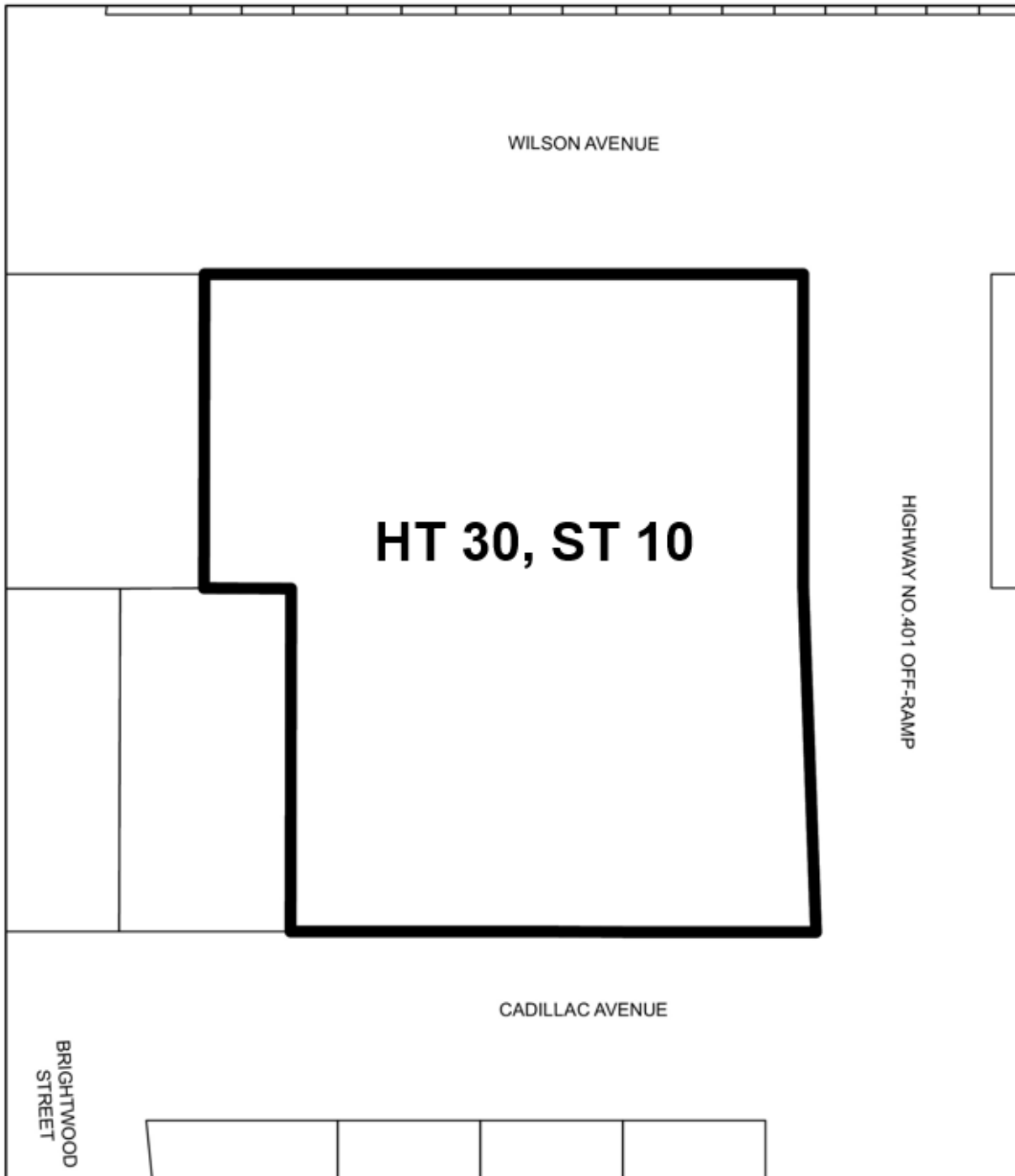
 **TORONTO**  
Diagram 2

**379 - 381 Wilson Avenue**

File # 20 150912 NNY 06 02



**Diagram 3**



 **TORONTO**  
Diagram 3

**379 - 381 Wilson Avenue**

File # 20 150912 NNY 06 02



Diagram 4

