

Authority: Toronto and East York Community Council
Item TE14.6, adopted by City of Toronto Council on
June 26 and 27, 2024
City Council voted in favour of this by-law on July 25,
2024
Written approval of this by-law was given by Mayoral
Decision 17-2024 dated July 25, 2024

CITY OF TORONTO

BY-LAW 864-2024

To amend the Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2023 as 180-200 Dundas Street West, 123 Edward Street, and 65 Centre Avenue.

Whereas Council of the City of Toronto has the authority to pass this By-law pursuant to Section 34 of the Planning Act, R.S.O. 1990, c. P.13, as amended; 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;

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 zone label CR7.8 (c4.5; r1.5) SS1 (x2323) to a zone label of CR 7.8 (c4.5; r1.5) SS1 (x1014) 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 (x1014) so that it reads:

(xxx) Exception CR (1014)

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) The lands must comply with Exception 900.11.10(2323);

- (B) Despite (A) above, on lands municipally known as 180-200 Dundas Street West, 123 Edward Street, and 65 Centre Avenue, if the requirements of By-law 864-2024 are complied with, a **building, structure**, addition or enlargement may be constructed and used in compliance with (B) to (CC) below;
- (C) Despite regulation 40.10.40.40(1), the permitted maximum **gross floor area** of all **buildings** and **structures** on the **lot** of By-law 864-2024 is 134,650 square metres, provided:
 - (i) the permitted maximum residential **gross floor area** in Area Y as shown on Diagram 3 is 103,250 square metres;
 - (ii) the required minimum non-residential **gross floor area** in Area Y as shown on Diagram 3 is 400 square metres;
 - (iii) the required minimum non-residential **gross floor area** in Area Z on Diagram 3 is 26,000 square metres; and
 - (iv) the permitted maximum non-residential **gross floor area** in Area Z on Diagram 3 is 31,000 square metres;
- (D) Despite Regulations 40.5.40.10(1) and 40.5.40.10(2), the **height** of a **building** or **structure** is the distance between the Canadian Geodetic Datum of 94.25 metres and the elevation of the highest point of the **building** or **structure**;
- (E) For the purposes of this exception, a mezzanine is not considered a **storey**;
- (F) Despite Regulation 40.10.40.10(1), the permitted maximum height of a **building** or **structure** is the numerical value, in metres, following the letters "HT" on Diagram 4 of By-law 864-2024;
- (G) Despite Regulation 40.10.40.50(1), **amenity space** must be provided at a rate of 4.0 square metres for each **dwelling unit**, as combined indoor and outdoor **amenity space**, of which:
 - (i) At least 0.35 square metres per **dwelling unit** is outdoor **amenity space**;
 - (ii) at least 40.0 square metres of the total required outdoor **amenity space**, must be in a location adjoining or directly accessible to the indoor **amenity space**; and
 - (iii) No more than 25 percent of the outdoor component may be a **green roof**;
- (H) Regulation 40.10.40.50(2), with respect to **amenity space** for **buildings** with non-residential uses in SS1 Areas, does not apply;

- (I) Despite Regulations 40.10.40.70(1) and 40.10.40.80(1), the required minimum **building setbacks** and **main wall** separation distances are as shown in metres on Diagram 4 of this By-law 864-2024;
- (J) Despite Article 600.10.10, the required minimum **building setbacks** and building separation distances are as shown in metres on Diagram 4 of By-law 864-2024;
- (K) Despite Clause 40.10.40.60 and (I) above, the following elements of a **building** or **structure** are permitted to encroach into the required **building setbacks**, as shown on Diagram 4 of By-law 864-2024:
 - (i) porches and balconies as follows:
 - (a) on the south side of Building 2 and on the east side of Building 1 as shown on Diagram 4 of By-law 864-2024 to a maximum of 0.3 metres if they are located below a height of 38 **storeys**; and
 - (b) on the south side of Building 2 and on the east side of Building 1 as shown on Diagram 4 of By-law 864-2024 to a maximum of 2.0 metres if they are located at or above a height of 38 **storeys**; and
 - (ii) canopies and awnings to a maximum extent of 3.5 metres;
 - (iii) architectural features, such as pilasters, decorative column, cornice, light fixtures, sill, belt course, or chimney breast, to a maximum extent of 0.6 metres;
 - (iv) eaves to a maximum extent of 0.5 metres;
 - (v) air conditioners, satellite dishes, antennae, vents, and pipes to a maximum extent of 3.0 metres;
 - (vi) Despite (i) to (v) above, only the following elements of a **building** or **structure** may encroach into the required minimum **building setbacks** at **storeys** 1 to 3, 7, and 10 of the **building**:
 - (a) awnings, canopies, structural columns, public art features, mechanical grilles, fire department connections and hose bibs, areaways, and ramps, by a maximum of 3.5 metres;
- (L) Regulation 40.5.40.60(1), with respect to structural and **height** requirements for canopies and awnings, does not apply;
- (M) Despite (E) and (F) above and Regulations 40.5.40.10(3) to (8), the following **building** elements, **structures**, or equipment are permitted to project above the permitted maximum **heights** as shown on Diagram 4 of By-law 864-2024 as follows:

- (i) air intake and air handling units, airshafts, flues, chimneys, communication equipment, mechanical screens, mechanical penthouses, cooling tower, structural columns, window washing equipment on the roof of a **building**, and antennae, by a maximum of 6.5 metres;
 - (ii) architectural features, architectural screens, a **structure** on the roof of the **building** used for the outside open air recreation including required residential **amenity space**, staircases or enclosures, privacy screens, roof top stair enclosure, balcony and terrace guards and dividers, railings, **landscaping**, planters and other **landscaping structures**, elements of a **green roof**, elements of a terrace, public art features, fences, awnings, guardrails, cornices, ornamental elements, parapets, railings, balustrades, trellises, insulation and roof surface materials, vents, window sills, by a maximum of 4.5 metres; and
 - (iii) Despite (i) and (ii) above, no **building** elements or **structures**, or equipment are permitted to project above a maximum height of 186.1 metres for Building 1 and 175.55 metres for Building 2 following the letters "HT" on Diagram 4;
- (N) Despite regulation 200.5.10.1(1) and Table 200.5.10.1, the minimum total required **parking spaces** is 30 on the **lot**;
- (O) Despite regulation 200.15.10.5, a minimum of 11 of the required **parking spaces** in (N) above on the lot are required to be accessible **parking spaces**;
- (P) Despite Article 200.15.1, an accessible **parking space** must have the following minimum dimensions:
 - (i) a length of 5.6 metres;
 - (ii) a width of 3.4 metres; and
 - (iii) a vertical clearance of 2.1 metres;
- (Q) Despite Regulation 200.15.1(4), an accessible **parking space** is not required to be closest to a barrier-free passenger elevator that provides access to the first elevator;
- (R) Despite Regulation 200.5.1.10(2), a maximum of 25 percent of the required **parking spaces** may have minimum dimensions of:
 - (i) length of 5.1 metres;
 - (ii) width of 2.4 metres;
 - (iii) vertical clearance of 1.7 metres; and

- (iv) the side of any obstructed parking space is not required to be increased by 0.3 metres for each side that is obstructed;
- (S) Regulation 200.5.1.10(12)(C) regarding the **vehicle** entrance distance from a **street**, does not apply;
- (T) Despite (N) above, no parking is required until Buildings 1 or 2 containing dwelling units have been erected, then a minimum of 30 parking spaces must be provided;
- (U) Despite Clause 220.5.10.1, one (1) Type "B", one (1) Type "G", and two (2) Type "C" **loading spaces** must be provided and maintained on the **lot**;
- (V) Despite Regulation 230.5.1.10(4)(A), the required minimum dimensions of a **bicycle parking space** are:
 - (i) length of 1.8 metres;
 - (ii) width of 0.4 metres; and
 - (iii) vertical clearance of 1.0 metres;
- (W) Despite Regulation 230.5.1.10(4)(A)(ii), the required minimum dimensions of a **stacked bicycle parking space** are:
 - (i) length of 1.8 metres;
 - (ii) width of 0.4 metres; and
 - (iii) vertical clearance of 1.0 metres;
- (X) Despite Regulation 230.5.1.10(9), "long-term" **bicycle parking spaces** may be located above or below grade, outdoors or indoors including within a secured room, locker, or enclosure or unenclosed space, or combination thereof, or bike locker, and be located on any floor of a **building** above or below ground level, in any combination of vertical, horizontal or stacked positions;
- (Y) Despite Regulation 230.5.1.10(10), both "long-term" and "short-term" **bicycle parking spaces** may be provided above or below ground and in a **stacked bicycle parking space**;
- (Z) Despite Regulation 230.5.1.10(10), "short-term" **bicycle parking spaces** may also be located in a **stacked bicycle parking space** and may also be located above or below grade, outdoors or indoors including within a secured room or enclosure or unenclosed space, or combination thereof, or bike locker;
- (AA) Regulation 230.40.1.20(2), with respect to the location of "short-term" **bicycle parking spaces**, does not apply;

- (BB) Despite Regulations 230.5.10.1(1)(3) and (5) and Table 230.5.10.1(1), **bicycle parking spaces** must be provided in accordance with the following minimum rates:
- (i) 0.9 "long-term" **bicycle parking spaces** for each **dwelling unit**;
 - (ii) 0.1 "short-term **bicycle parking spaces** for each **dwelling unit**;
 - (iii) No "long term" **bicycle parking spaces** are required for non-residential uses; and
 - (iv) No "short-term" **bicycle parking spaces** are required for non-residential uses;
- (CC) Regulations 150.100.20.1(1) and 150.100.30.1, with respect to specific use conditions for **eating establishments** do not apply;
- (DD) Regulation 40.10.20.100(17) with respect to the maximum size for **retail service** do not apply;

Prevailing By-laws and Prevailing Sections: (None Apply)

5. None of the provisions of this By-law or By-law 569-2013, as amended, apply to prevent the erection and use of a Construction Office/Sales Office on the lands identified on Diagram 1 of this By-law where a Construction Office/Sales Office means **buildings, structures**, facilities or trailers, or portions thereof, used for the purpose of the administration and management of construction activity and/or for selling or leasing dwelling units and/or non-residential **gross floor area** on the lands identified on Diagram 1 of this By-law.
6. 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.

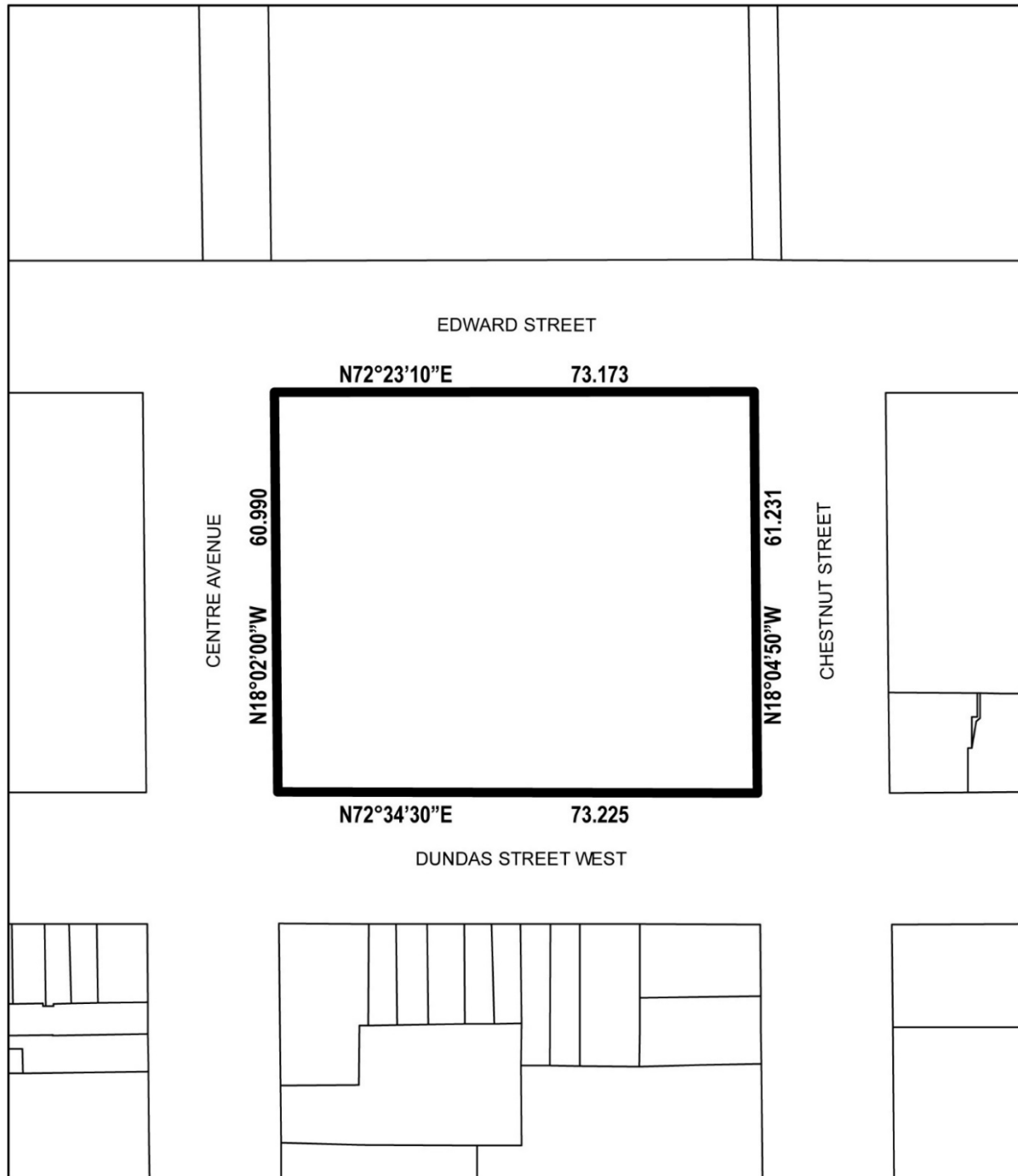
Enacted and passed on July 25, 2024.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

Diagram 1



 **Toronto**
Diagram 1

180 Dundas Street West

File #: 22 162242 STE 11 0Z

Diagram 2

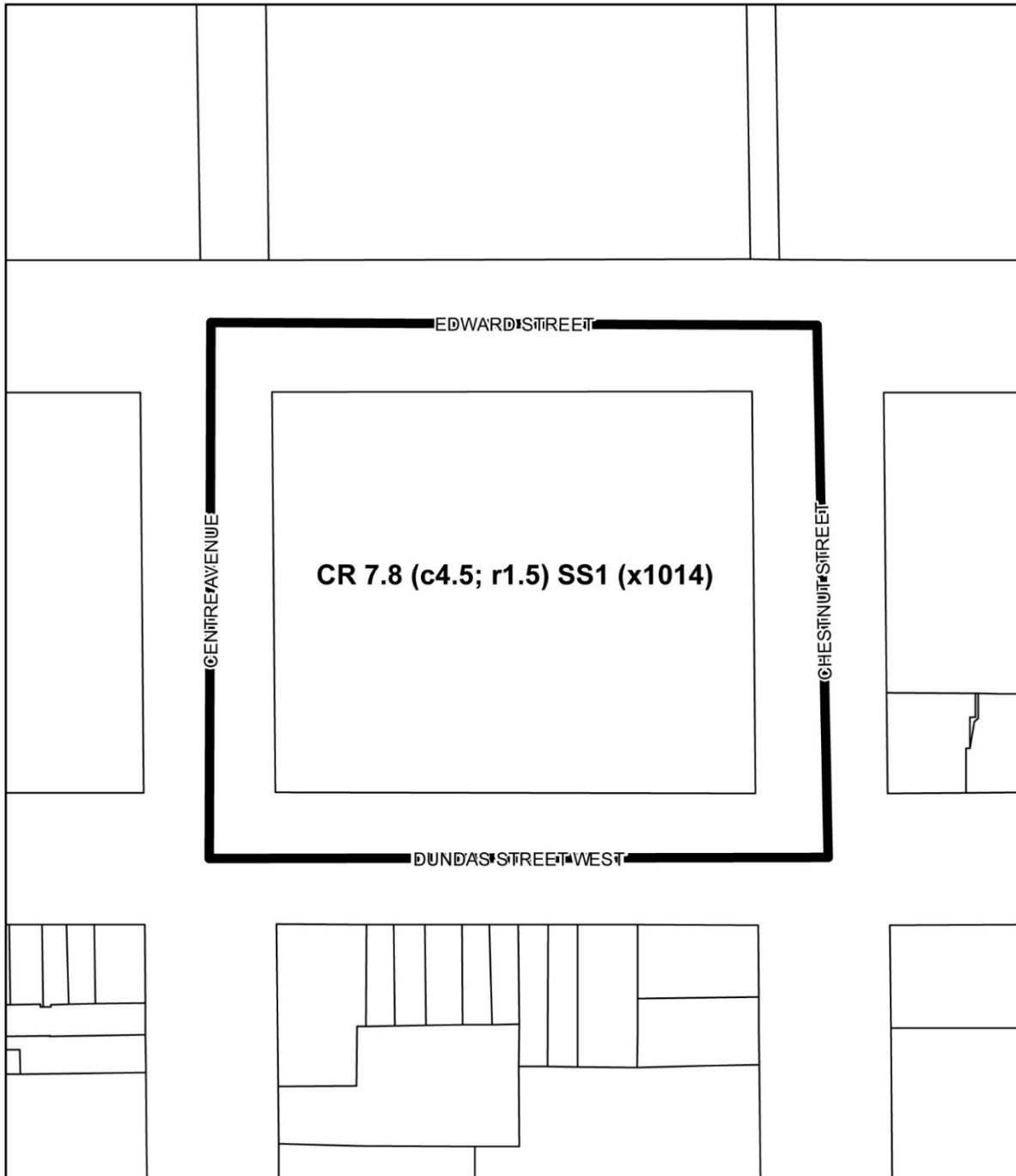


Diagram 3

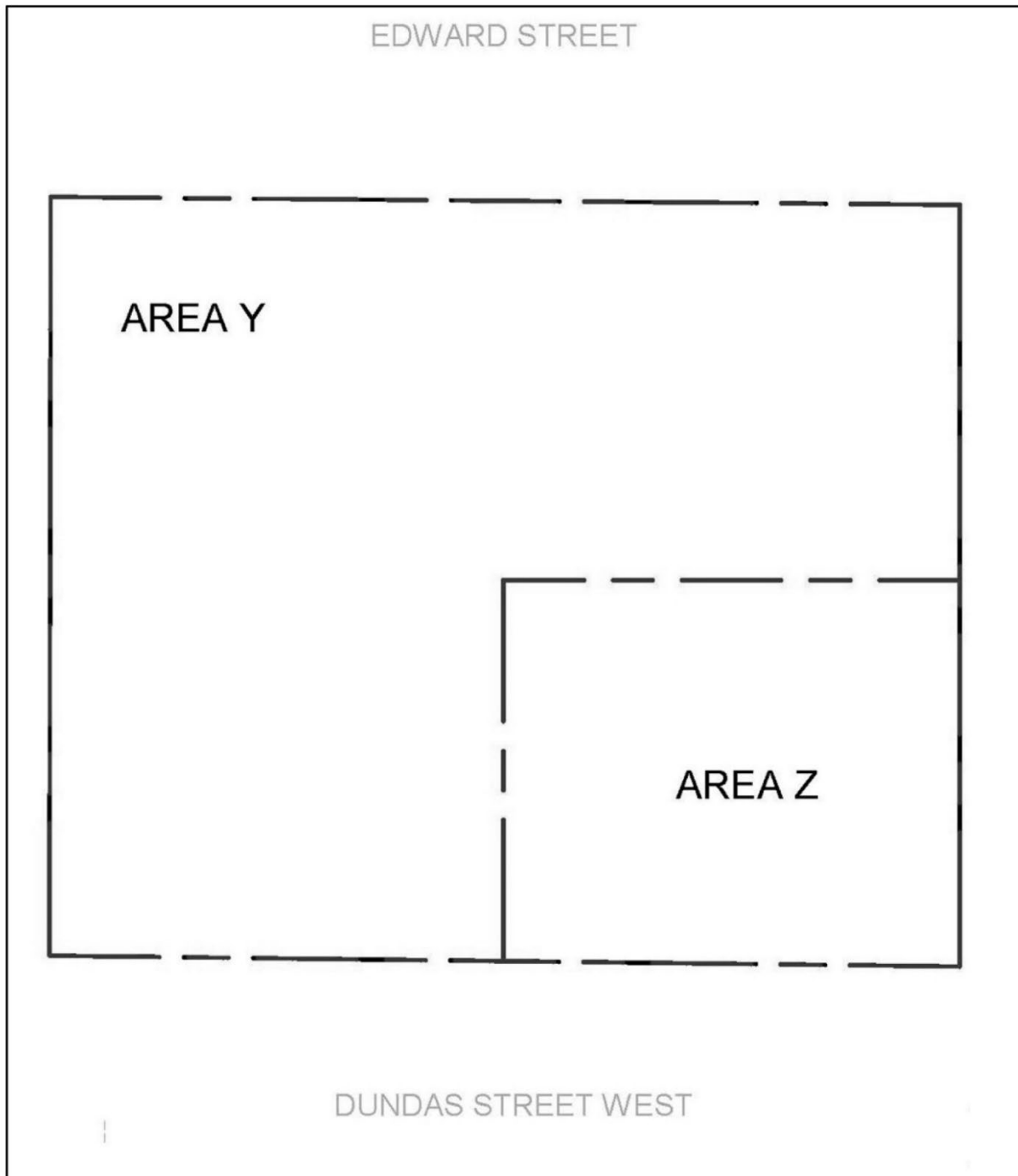
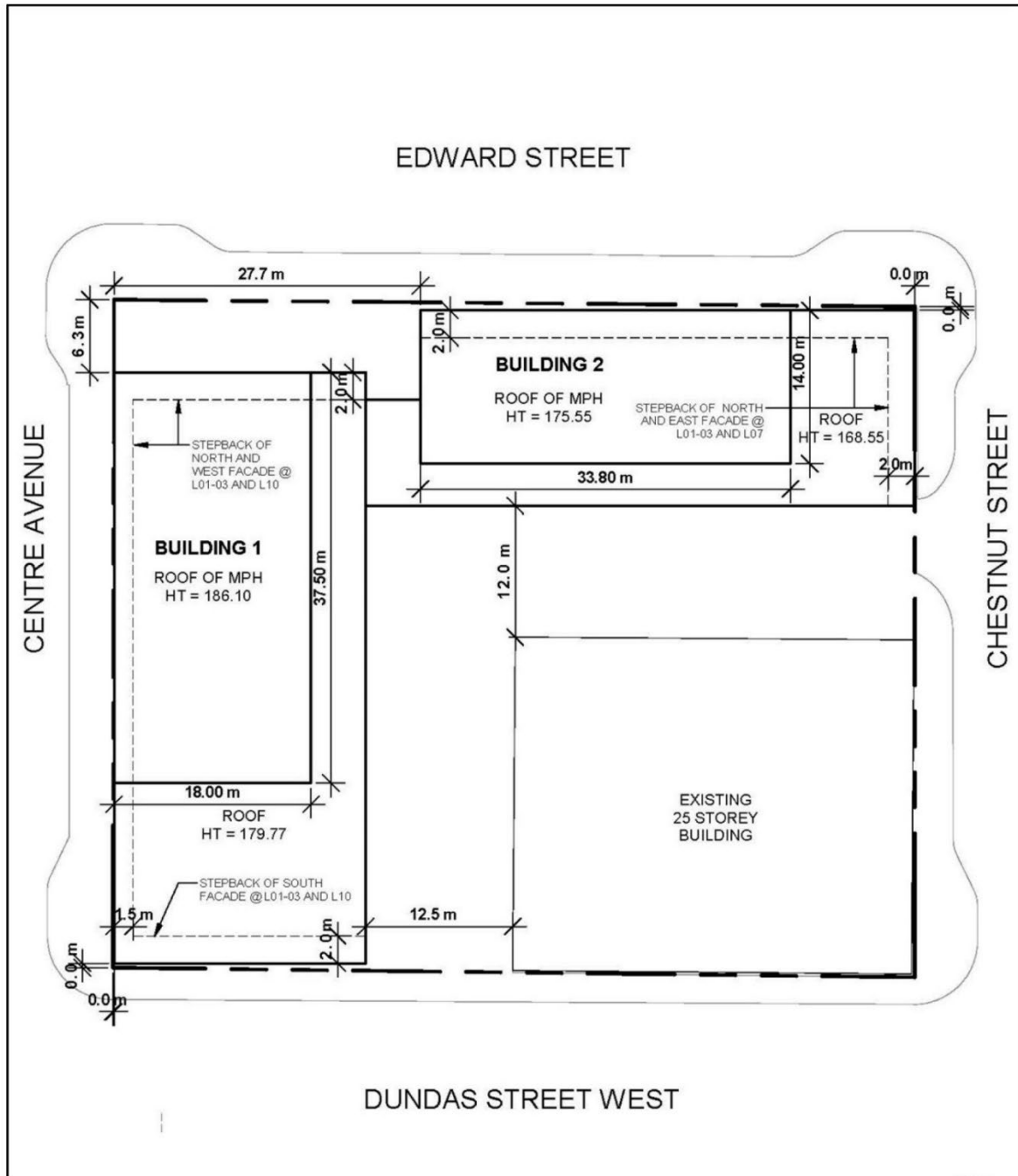


Diagram 4



 **Toronto**
Diagram 4

180 Dundas Street West

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