

Authority: Toronto and East York Community Item  
TE15.3, as adopted by City of Toronto Council on July 24  
and 25, 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 871-2024**

**To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2023 as 1113, 1117 and 1125 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;

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) (x806) to a zone label of CR 2.5 (c1.0; r2.0) SS2 (x1023) 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 the following Policy Area label to these lands: PA4, as shown on Diagram 3 attached to this By-law.
5. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.11.10 Exception Number 1023.

(1023) Exception CR 2.5 (c1.0; r2.0) SS2 (x1023)

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 1113, 1117 and 1125 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 (T) 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 98.025 metres and the elevation of the highest point of the **building** or **structure**;
- (C) Despite regulation 40.5.40.70(1), an **ancillary building** or **structure** may be no closer than 2.5 metres from the original centreline of a **lane**;
- (D) Despite regulation 40.10.20.100(21)(D), an **outdoor patio** must be setback a minimum of 5 metres from a **lot** in the Residential Zone category or Residential Apartment Zone category;
- (E) Despite regulation 40.10.40.1(1), residential and non-residential uses may be located on the ground floor of a **building**;
- (F) Despite regulation 40.10.40.1(6)(A) respecting pedestrian access for any non-residential use for a **lot**, this does not apply;
- (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 4 of By-law [Clerks to insert By-law number];
- (H) Despite regulation 40.10.40.10(4) and (5), the required minimum height of the first **storey** for an ancillary building is 3.0 metres;
- (I) Despite regulations 40.5.40.10(3) to (8), 40.5.75.1(2) and (G) above, the following equipment and **structures** may project beyond the permitted maximum height shown on Diagram 4 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, 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, excluding a mechanical penthouse, by a maximum of 6.0 metres;
  - (iii) architectural features, parapets, and elements and **structures** associated with a **green roof**, by a maximum of 4.5 metres;
  - (iv) **building** maintenance units and window washing equipment, by a maximum of 6.5 metres;

- (v) planters, **landscaping** features, guard rails, and divider screens on a balcony and/or terrace, by a maximum of 4.5 metres;
  - (vi) antennae, flagpoles and satellite dishes, by a maximum of 6.5 metres;
  - (vii) trellises, pergolas, and unenclosed **structures** providing safety or wind protection to balconies, terraces or rooftop **amenity space**, by a maximum of 5.0 metres; and
  - (viii) photovoltaic solar energy device or thermal solar energy device that is on a building may be no higher than 2.5 metres above the permitted maximum height shown on Diagram 4 of By-law [Clerks to insert By-law number];
- (J) Despite regulation 40.10.40.40(1), the permitted maximum **gross floor area** of all **buildings** and **structures** is 6,500 square metres, of which:
- (i) the permitted maximum **gross floor area** for residential uses is 6,250 square metres; and
  - (ii) the required minimum **gross floor area** for non-residential uses is 190 square metres;
- (K) Despite regulation 40.5.40.40(3)(C) and (E), the **gross floor area** of a mixed use building is further reduced by areas used for:
- (i) **loading and bicycle parking** at the ground level;
  - (ii) storage rooms, washrooms, electrical, utility, mechanical and ventilation rooms at the ground level; and
  - (iii) the total amount of amenity space provided;
- (L) Despite regulation 40.10.40.50(1), **amenity space** must be provided at the following minimum rate:
- (i) at least 1.8 square metres for each **dwelling unit** as indoor **amenity space**; and
  - (ii) at least 2.0 square metres of outdoor **amenity space** for each **dwelling unit**;
- (M) Despite regulations 40.10.40.70(2) and 40.10.40.80(2), the required minimum **building setbacks** and **main wall** separation distances are as shown in metres on Diagram 4 of By-law [Clerks to insert By-law number];

- (N) Despite regulation 40.10.40.60 and (M) above, the following elements may encroach into the required minimum **building setbacks** and **main wall** separation distances as follows:
- (i) decks, porches, terraces and balconies, by a maximum of 1.5 metres;
  - (ii) canopies, awnings and features to mitigate excessive wind, by a maximum of 1.5 metres;
  - (iii) exterior stairs, access ramps and elevating devices, by a maximum of 3.0 metres;
  - (iv) cladding added to the exterior surface of the **main wall** of a **building**, by a maximum of 1.0 metres;
  - (v) architectural features, such as a pilaster, decorative column, cornice, sill, belt course, or chimney breast, by a maximum of 1.5 metres;
  - (vi) window projections, including bay windows and box windows, by a maximum of 1.25 metres;
  - (vii) eaves, by a maximum of 1.0 metres;
  - (viii) dormers, by a maximum of 1.0 metres; and
  - (ix) air conditioners, satellite dishes, antennae, vents, and pipes, by a maximum of 1.0 metres;
- (O) Despite Regulation 40.5.40.60(1), a canopy, awning or similar **structure** with or without structural support, may encroach into a required minimum **building setback** that abuts a **street** or **lane** to the extent noted in (N)(ii) above, if no part of the canopy, awning or similar **structure** is located more than 5.0 metres above the elevation of the ground directly below it;
- (P) Despite Regulations 40.10.50.10(1) and (3), with respect to **soft landscaping**, they do not apply;
- (Q) Despite regulations 40.10.50.10(2) and 150.100.30.1(1), a fence or a similar **structure** used for screening must be installed along a portion of a **lot line** that is abutting the **lot** in the Residential Zone category or Residential Apartment Zone category;
- (R) Despite regulation 40.10.90.10(1), a **loading space** may be located in a **rear yard** that abuts a **lot** in the Residential Zone category;
- (S) Despite regulations 200.5.1(2), 200.5.10.1(1), Article 200.15.10, and Tables 200.5.10.1 and 200.15.10.5:

- (i) zero **parking spaces** are required to be provided for any or all of residential and non-residential uses; and
- (ii) zero accessible **parking spaces** are required to be provided for any or all of residential and non-residential uses; and
- (T) Despite Regulation 230.40.1.20(2) with respect to "short term" **bicycle parking space** location, it does not apply.

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

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.

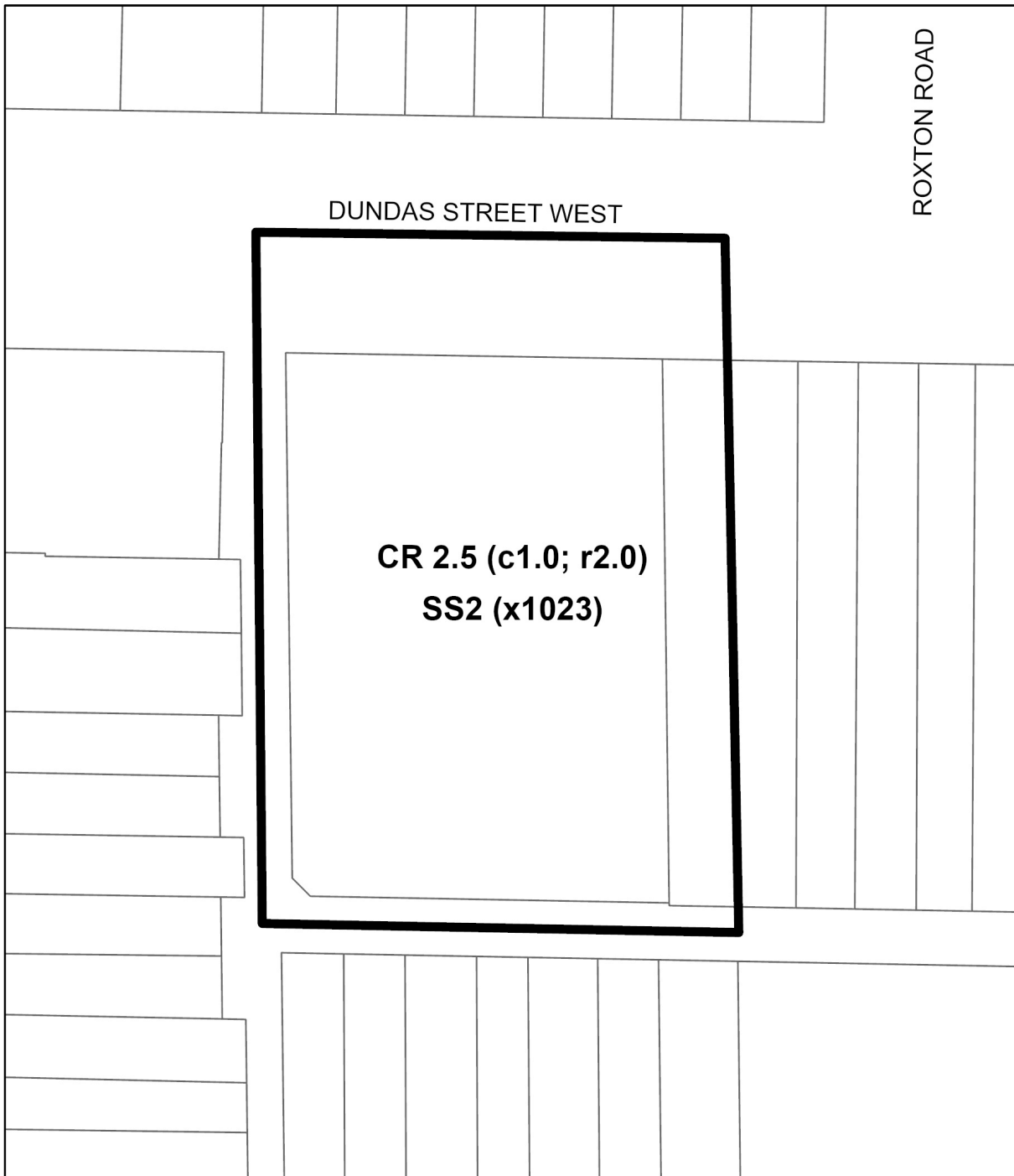
Enacted and passed on July 25, 2024.

Frances Nunziata,  
Speaker

John D. Elvidge,  
City Clerk

(Seal of the City)



**Diagram 2**

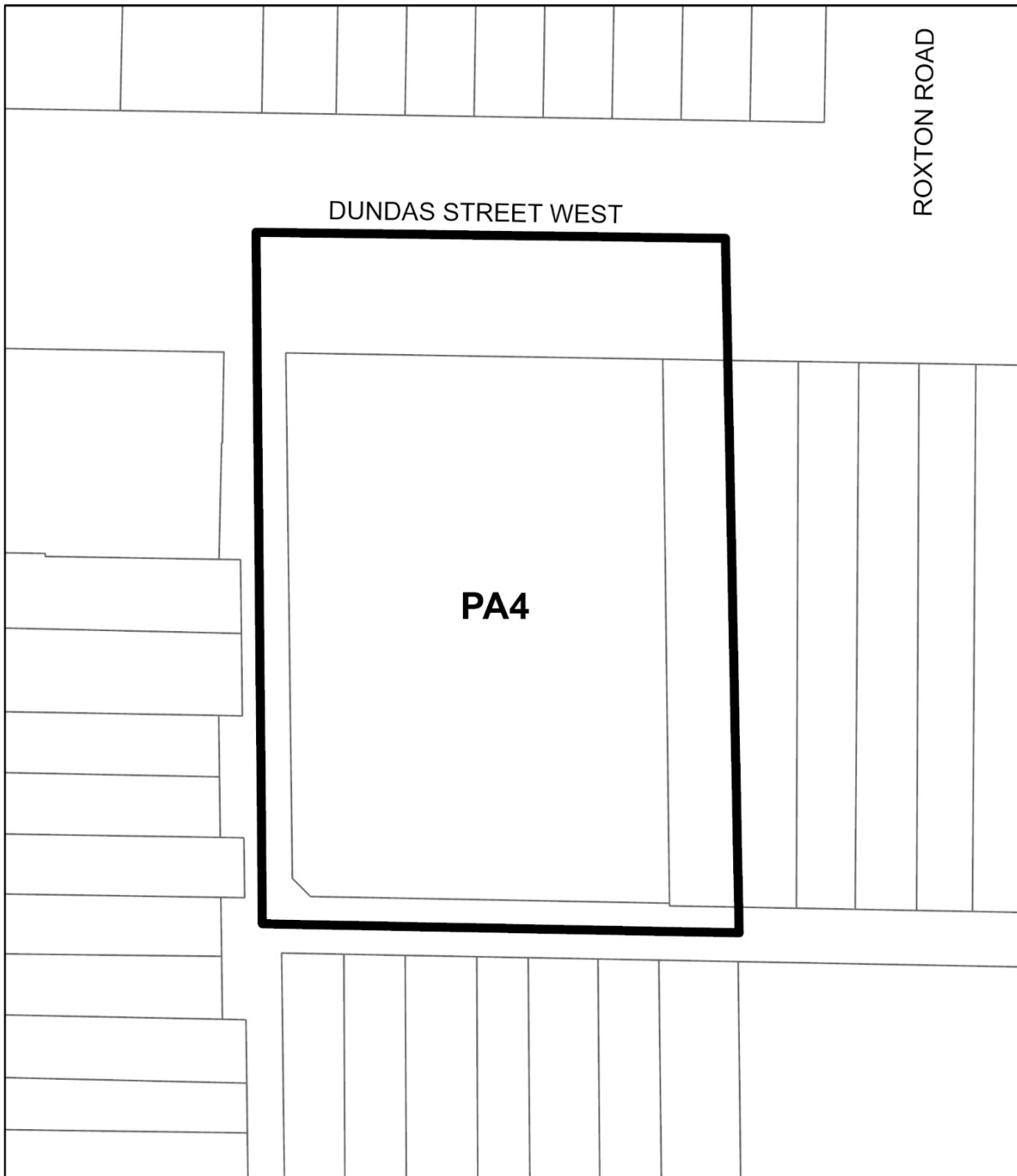
**Toronto**  
Diagram 2

1113-1125 Dundas Street West

File # 23 237080 STE 10 0Z



**Diagram 3**



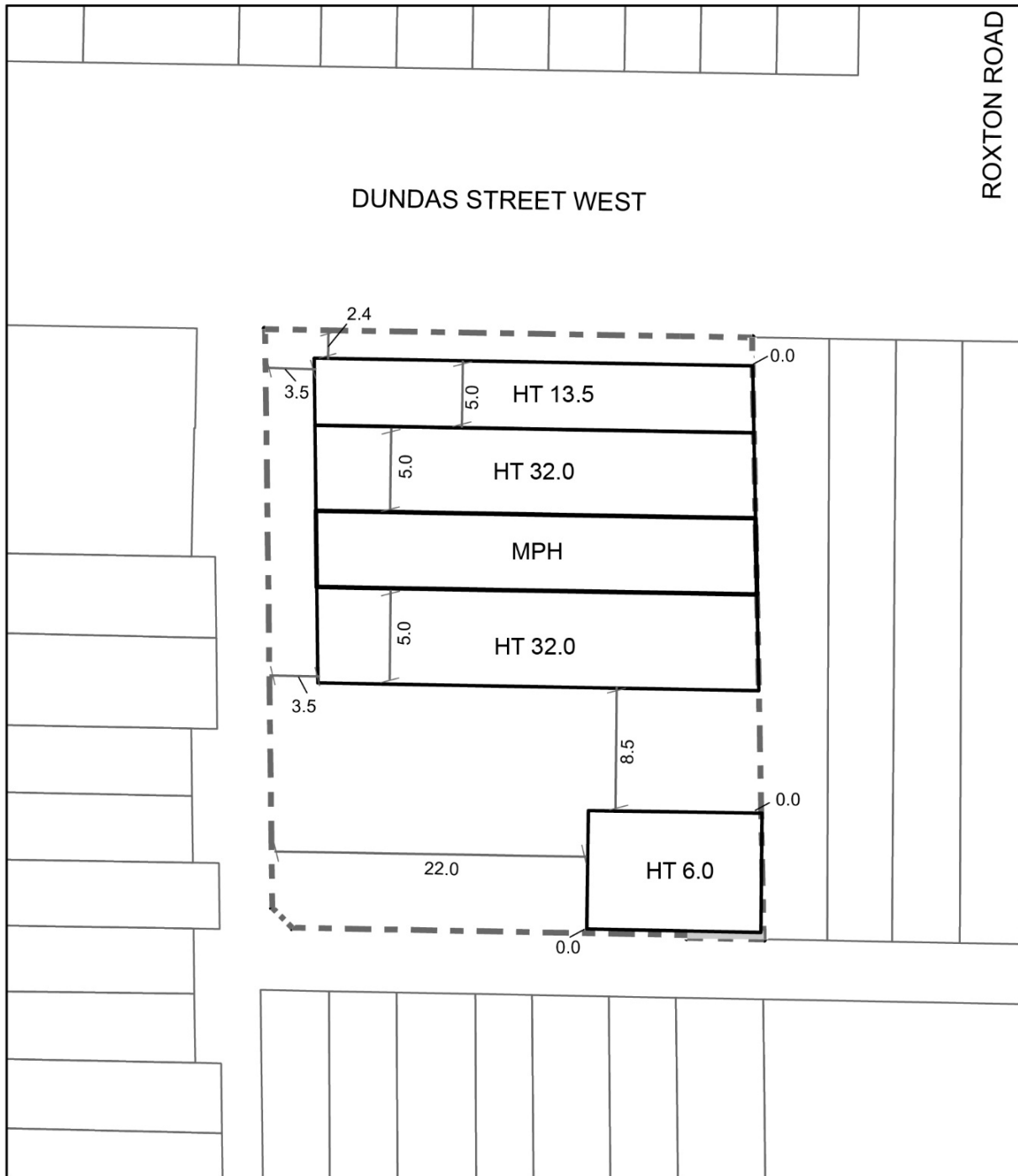
 **TORONTO**  
Diagram 3

1113-1125 Dundas Street West

File # 23 237080 STE 10 0Z



Diagram 4



**Toronto**  
Diagram 4

1113-1125 Dundas Street West

File # 23 237080 STE 10 0Z

 Laneway Widening

  
City of Toronto By-law 569-2013  
Not to Scale  
05/02/2024