

Authority: Toronto and East York Community Council  
Item TE16.1, as adopted by City of Toronto Council on  
October 9 and 10, 2024  
City Council voted in favour of this by-law on  
December 18, 2024  
Written approval of this by-law was given by Mayoral  
Decision 26-2024 dated December 18, 2024

## **CITY OF TORONTO**

### **BY-LAW 1414-2024**

**To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2023 as 675 King 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 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; 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 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: CR 3.0 (c1.0; r2.5) SS2 (x1041) 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 the lands to the Height Overlay Map in Article 995.20.1, and applying the following height label to these lands: HT 36, as shown on Diagram 4 attached to this By-law.
6. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.11.10 Exception Number CR 1041 so that it reads:

(1041) Exception CR 1041

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 675 King Street West, if the requirements of By-law 1414-2024 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 87.635 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 5 of By-law 1414-2024;
- (D) Despite regulations 40.5.40.10(3) to (8), 40.5.75.1(2)(A)(ii), and (C) above, the following equipment and **structures** may project beyond the permitted maximum height shown on Diagram 5 of By-law 1414-2024:
  - (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, fans, and vents, by a maximum of 3.5 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 3.5 metres;
  - (iii) architectural features, parapets, and elements and **structures** associated with a **green roof**, by a maximum of 3.0 metres;
  - (iv) **solar energy** devices by a maximum of 3.0 metres;
  - (v) **building** maintenance units and window washing equipment, by a maximum of 3.0 metres;
  - (vi) planters, **landscaping** features, guard rails, and divider screens on a balcony and/or terrace, by a maximum of 2.0 metres;
  - (vii) trellises, pergolas, and unenclosed **structures** providing safety or wind protection or shade structures on a rooftop **amenity space**, by a maximum of 4.0 metres;

- (E) Despite regulation 40.10.40.40(1) the permitted maximum **gross floor area** of all **buildings** and **structures** is 13,100 square metres, of which:
- (i) the permitted maximum **gross floor area** for residential uses is 10,750 square metres; and
  - (ii) the required minimum **gross floor area** for non-residential uses is 2,220 square metres;
- (F) Despite regulation 40.10.40.50(1) **amenity space** must be provided at the following rate:
- (i) a minimum of 1.5 square metres for each **dwelling unit** as indoor **amenity space**;
  - (ii) a minimum of 2.1 square metres of outdoor **amenity space** for each **dwelling unit** of which 300 square metres must be connected to an indoor **amenity space**; and
  - (iii) no more than 40 percent of the outdoor component may be a **green roof**;
- (G) Despite regulation 40.10.40.70 (2) the required minimum **building setbacks** are as shown in metres on Diagram 5 of By-law 1414-2024;
- (H) Despite Clause 40.10.40.60 and (G) above, the following elements may encroach into the required minimum **building setbacks** as follows:
- (i) balconies and unenclosed terraces, by a maximum of 2.0 metres;
  - (ii) canopies and awnings, by a maximum of 2.0 metres;
  - (iii) exterior stairs, access ramps and elevating devices, by a maximum of 2.0 metres;
  - (iv) **architectural** features, such as a pilaster, decorative column, cornice, sill, belt course, or chimney breast, by a maximum of 1.0 metres;
  - (v) light fixtures, antennae, vents, pipes, and window washing equipment by a maximum of 2.0 metres;
- (I) Despite Regulation 230.5.1.10 (1) "short-term" **bicycle parking spaces** may also be located in a **stacked bicycle parking space**;
- (J) 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) 0.90 "long-term" **bicycle parking spaces** for each **dwelling unit**;

- (ii) 0.2 "short-term" **bicycle parking spaces** for each **dwelling unit**;
  - (iii) 0.2 "long-term" **bicycle parking spaces** for each 100 square metres of **interior floor area** for all non-residential uses; and
  - (iv) A minimum of 3 "short-term" **bicycle parking spaces** and an additional 0.2 "short-term" **bicycle parking spaces** for each 100 square metres of **interior floor area** for all non-residential uses;
- (K) Despite regulation 230.40.1.20(2) "short-term" **bicycle parking spaces** for **dwelling units** or for non-residential uses may be located:
  - (i) at ground level on the **lot**;
  - (ii) on the first **storey** of the **building**; and
  - (iii) on levels of the **building** below-ground;
- (L) Despite 200.5.1.10(2)(A) and (D) a **parking space** provided as a **stacked parking space** must have the following minimum dimensions:
  - (i) Length of 5.4 metres;
  - (ii) Width of 2.4 metres; and
  - (iii) Vertical clearance of 1.65 metres;
- (M) Despite Regulation 200.15.10.10(1) a minimum of 1 **accessible parking space** is required;
- (N) Despite Clause 220.5.10.1 a minimum of 1 Type 'G' **loading space** is required;
- (O) Despite Regulations 220.5.20.1(1) and 200.5.1.10(12), access to a **loading space** or **parking space** on the **lot** may be from a shared **driveway** with a minimum width of 6.0 metres, of which 3.0 metres must be located on the **lot**;
- (P) 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;
  - (iii) any **dwelling units** with 3 or more bedrooms provided to satisfy (ii) above are not included in the provision required by (i) above;

- (iv) if the calculation of the required **dwelling units** in (i) or (ii) above results in number with a fraction of a **dwelling unit** being required, the number will be rounded up to the nearest whole number;

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

8. 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.
9. Temporary Uses:
- (A) None of the provisions of Zoning By-law 569-2013, as amended, or this By-law apply to prevent the erection and use of a temporary sales office on the lot, used exclusively for the initial sale and/or initial leasing of non-residential space areas and dwelling units proposed on the same lot, for a period of not more than three years from on the lands to which this By-law applies for a period of 3 years from the date this By-law comes into full force and effect, after which this temporary use permission expires.

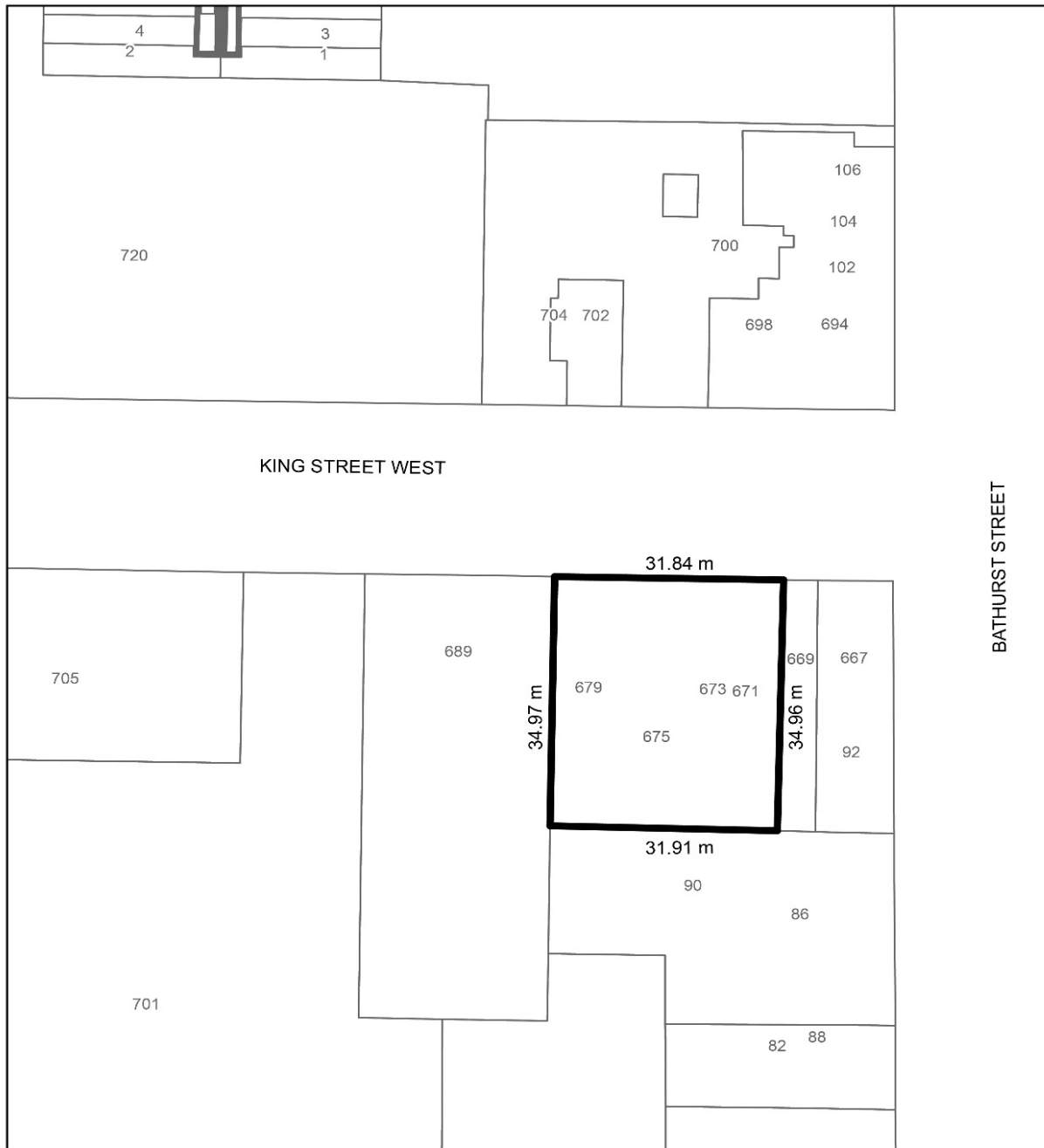
Enacted and passed on December 18, 2024.

Frances Nunziata,  
Speaker

John D. Elvidge,  
City Clerk

(Seal of the City)

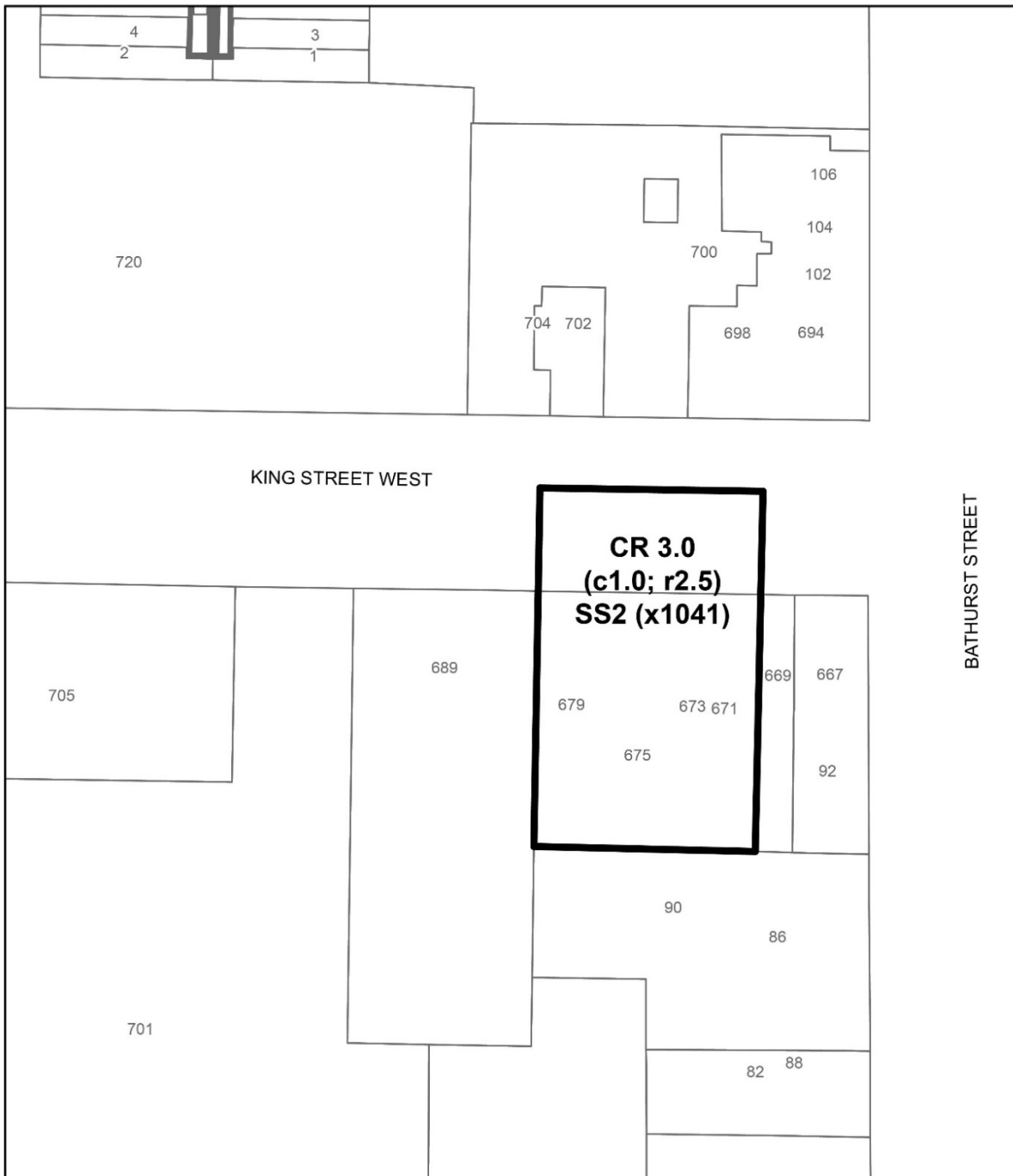
**Diagram 1**



**Toronto**  
Diagram 1

**675 King Street West**

File # 22 204199 STE 10 0Z

**Diagram 2**

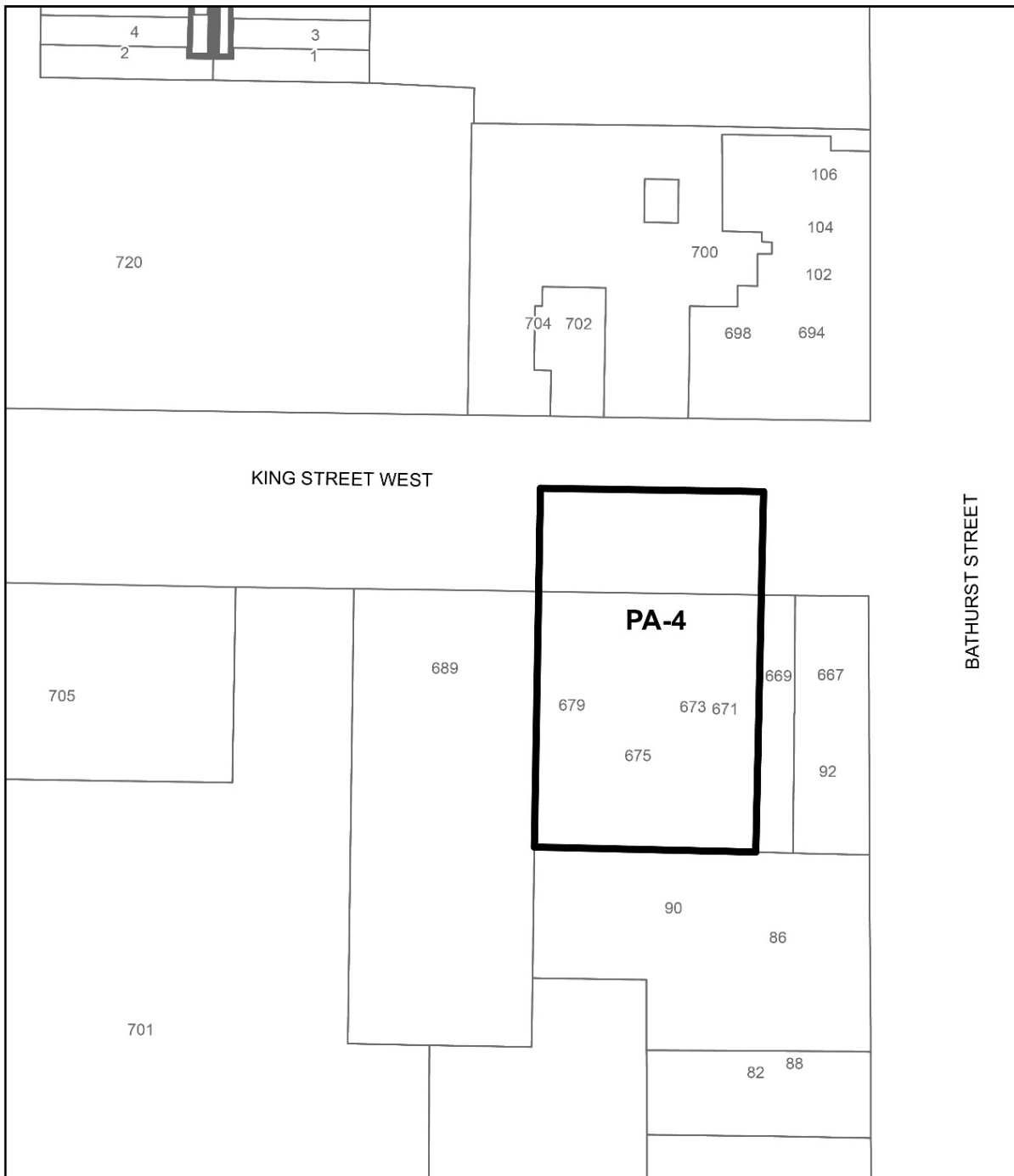
**Toronto**  
Diagram 2

**675 King Street West**

File # 22 204199 STE 10 0Z



**Diagram 3**

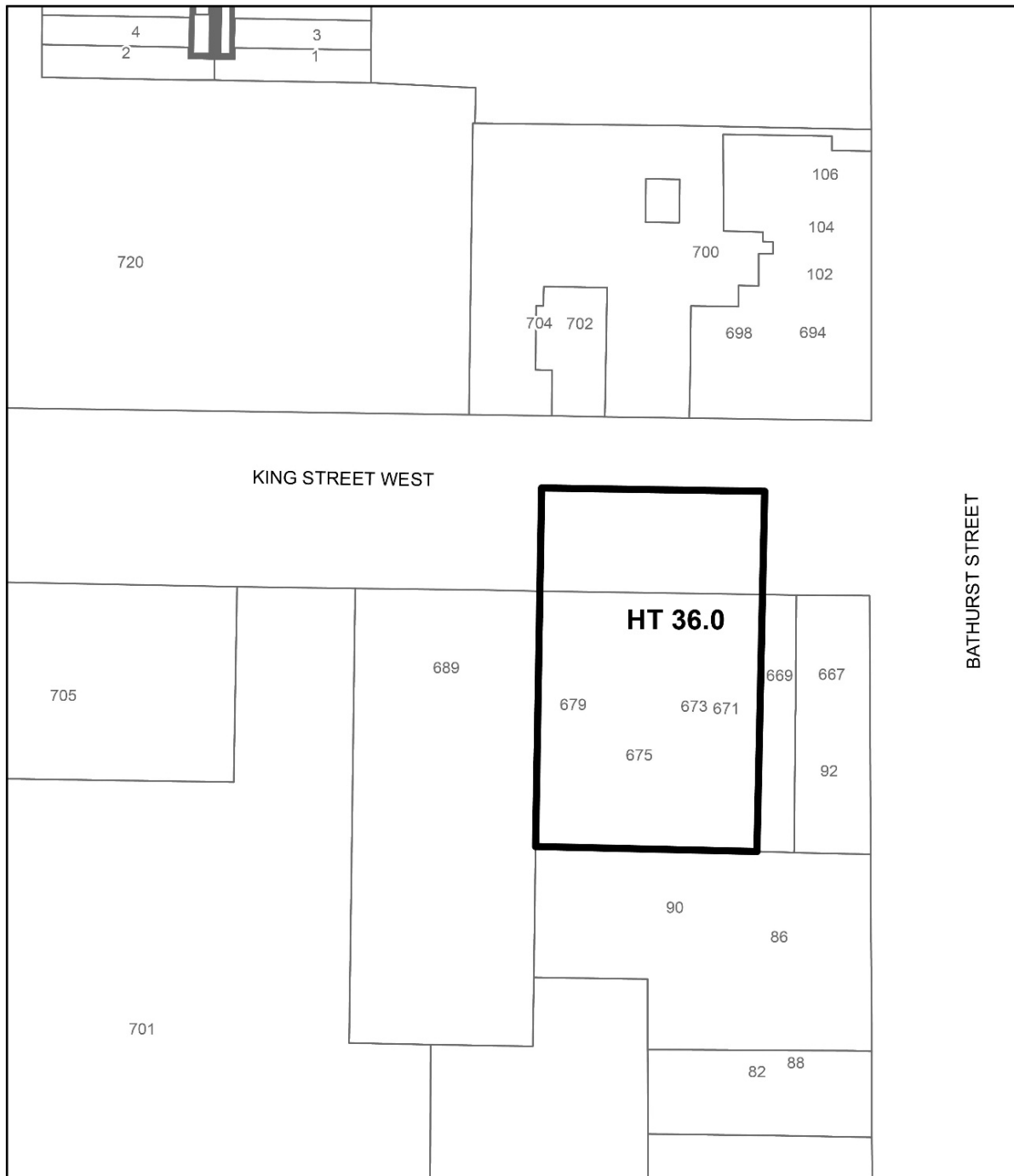


**Toronto**  
Diagram 3

**675 King Street West**

File # 22 204199 STE 10 02



**Diagram 4**

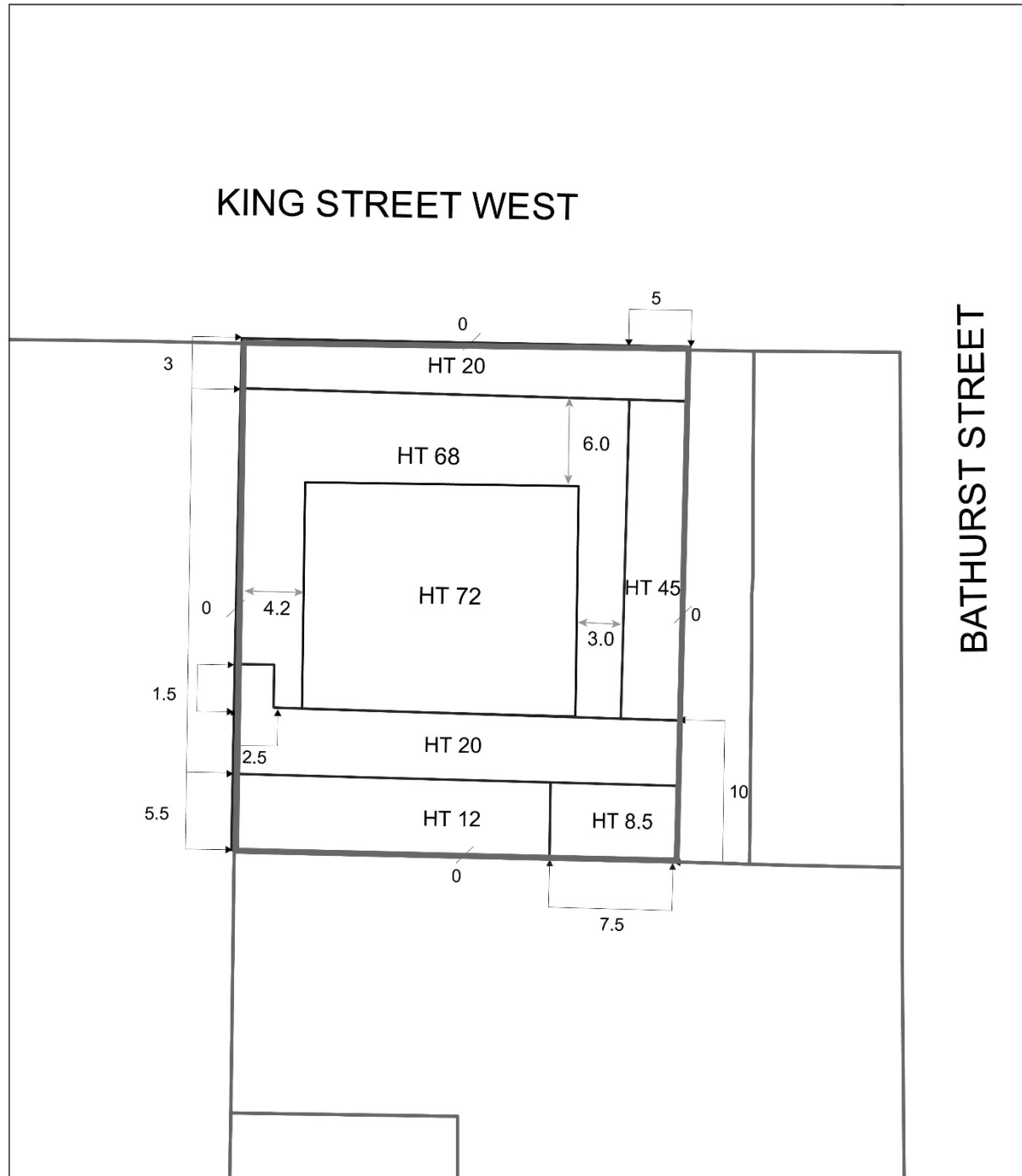
**Toronto**  
Diagram 4

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Diagram 5



 **TORONTO**  
Diagram 5

675 King Street West

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