

Authority: Toronto and East York Community Council
Item TE19.2, adopted as amended by City of Toronto
Council on February 5, 2025; and MM28.26, by Councillor
Alejandra Bravo, seconded by Deputy Mayor Ausma
Malik, as adopted by City of Toronto Council on March 26
and 27, 2025
City Council voted in favour of this by-law on March 27,
2025

CITY OF TORONTO

BY-LAW 254-2025

To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2024 as 450 Dufferin Street.

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 990.10, and applying the following zone label to these lands: CR 2.5 (c1.0; r2.0) SS2 (x1069) 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 to the Height Overlay Map in Article 995.20.1, applying the following height label to these lands: HT 14.0, as shown on Diagram 3 attached to this By-law.
6. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.11.10 Exception Number 1069 so that it reads:

(1069) Exception CR 1069

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 450 Dufferin Street if the requirements of By-law 254-2025 are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with Regulations (B) to (U) 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 94.1 meters 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 meters following the letters "HT" as shown on Diagram 4 of By-law 254-2025, inclusive of any mechanical penthouse;
- (D) 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 254-2025:
 - (i) architectural features, parapets, and elements and **structures** associated with a **green roof**, by a maximum of 2.0 metres;
 - (ii) **building** maintenance units and window washing equipment, by a maximum of 3.0 metres;
 - (iii) **structures** and elements in support of an "alternative low-carbon energy system", by a maximum of 3.0 metres;
 - (iv) cooling towers, by a maximum of 3.5 metres;
 - (v) planters, **landscaping** features, guard rails, and divider screens on a balcony and/or terrace, by a maximum of 2.0 metres;
 - (vi) antennae, flagpoles and satellite dishes, by a maximum of 3.0 metres;
 - (vii) trellises, pergolas, and unenclosed **structures** providing safety or wind protection to rooftop **amenity space**, by a maximum of 3.0 metres; and
 - (viii) screens, guardrails, and fences for visual, acoustical, security, mechanical, wind mitigation, and/or architectural purposes by a maximum of 5.0 metres;
- (E) In addition to the elements listed in regulation 40.5.40.40(3) that reduce **gross floor area**, the following elements will also apply to reduce the **gross floor area** of a **building**:

- (i) Rooms containing equipment for an "alternative low-carbon energy system" located below, at or above ground;
- (F) Despite regulation 40.10.40.40(1), the permitted maximum **gross floor area** of all **buildings** and **structures** is 12,800 square metres of which:
 - (i) the permitted maximum **gross floor area** for residential uses is 12,400 square meters; and
 - (ii) the required minimum **gross floor area** for non-residential uses is 364 square metres;
 - (a) the permitted maximum **gross floor area** for retail use is 49 percent of the total non-residential uses;
- (G) Despite regulation 40.10.40.70(2), the required minimum **building setbacks** are as shown in metres on Diagram 4 of By-law 254-2025;
- (H) Regulations 40.10.40.70(2)(E) and (G), with respect to a 45 **angular plane**, do not apply;
- (I) 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) decks, porches, and balconies, 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) cladding added to the exterior surface of the **main wall** of a **building**, by a maximum of 2.0 metres;
 - (v) architectural features, such as a pilaster, decorative column, cornice, sill, belt course, or chimney breast, by a maximum of 2.0 metres;
 - (vi) window projections, including bay windows and box windows, by a maximum of 2.0 metres;
 - (vii) eaves, by a maximum of 2.0 metres;
 - (viii) a dormer, by a maximum of 2.0 metres; and
 - (ix) air conditioners, satellite dishes, antennae, vents, and pipes, by a maximum of 2.0 metres;

- (J) 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 maximum of 0.14 residential occupant **parking spaces** for each **dwelling unit**;
 - (ii) a maximum of 0.08 residential visitor **parking spaces** for each **dwelling unit**;
 - (iii) no **parking spaces** are required for non-residential uses;
 - (iv) **parking spaces** for residential visitors may be shared with non-residential users; and
 - (v) Despite (i) above, a minimum of 1 "car share" **parking space** is required;
- (K) Despite regulation 200.15.1(1), an accessible **parking space** must have the following minimum dimensions:
- (i) length of 5.6 metres;
 - (ii) width of 3.4 metres; and
 - (iii) vertical clearance of 2.1 metres;
- (L) Despite regulation 200.15.1(4), accessible **parking spaces** must be located within 22 metres of a barrier free entrance to the **building** or passenger elevator that provides access to the first **storey** of the **building**;
- (M) Despite regulations 200.15.10.10(1) and (2), a minimum of 7 of the provided **parking spaces** are required to be accessible **parking spaces**;
- (N) Despite regulation 220.5.10.1(1), one Type "G" **loading space** must be provided on the **lot**;
- (O) Despite regulation 230.5.1.10(4) and (5), **bicycle parking spaces** must comply with the following:
- (i) the required minimum dimensions of a **bicycle parking space** if placed in a vertical position on a mechanical device are:
 - (a) minimum length or vertical clearance of 1.2 metres;
 - (b) minimum width of 0.2 metres; and
 - (c) minimum horizontal clearance from the wall of 0.9 metres;

- (ii) the required minimum dimensions of a **stacked bicycle parking space** are:
 - (a) minimum length or vertical clearance of 1.2 metres;
 - (b) minimum width of 0.2 metres; and
 - (c) minimum horizontal clearance from the wall of 1.2 metres;
- (P) Despite regulation 230.5.1.10(12)(A), **bicycle maintenance facilities** have a minimum length of 1.4 metres;
- (Q) Despite regulation 230.5.1.10(10), "short-term" **bicycle parking spaces** may also be located in a **stacked bicycle parking space** or in a vertical position on a mechanical device;
- (R) 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;
- (S) For the purpose of this exception, each word or expression that is in bold font will have the same meaning as such word or expression as defined in Chapter 800 of Zoning By-law 569-2013, as amended, except for the following:
 - (i) "alternative low-carbon energy system" means devices and supporting equipment for a system that uses sources of energy or energy conversion processes to produce power, heat and/or cooling for a **building** or complex of related **buildings** that significantly reduces the amount of harmful emissions to the environment (air, earth and water) when compared to conventional energy systems. An "alternative low-carbon energy system" includes, but is not limited to, systems that use **renewable energy** produced or converted on the **premises**;
 - (ii) "car-share" means the practice whereby a number of people share the use of one or more motor **vehicles** and such "car-share" motor **vehicles** are made available to at least the occupants of the **building** for short-term rental, including hourly rental; and
 - (iii) "car-share parking space" means a **parking space** exclusively reserved and signed for a **vehicle** used only for "car-share" purposes;

- (T) In addition to the permitted non-residential uses listed in Regulation 40.10.20.10(1), an "alternative low-carbon energy system" is permitted; and
- (U) Clause 40.5.75.1 does not apply to an "alternative low-carbon energy system".

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

- 7. 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.
- 8. Temporary Use(s):
 - (A) None of the provisions of By-law 569-2013, as amended, or this By-law apply to prevent the erection and use of a temporary sales office, which is a temporary **building, structure**, facility, or trailer on the lands used exclusively for the purpose of marketing or sale **of dwelling units** or non-residential gross floor area, 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.

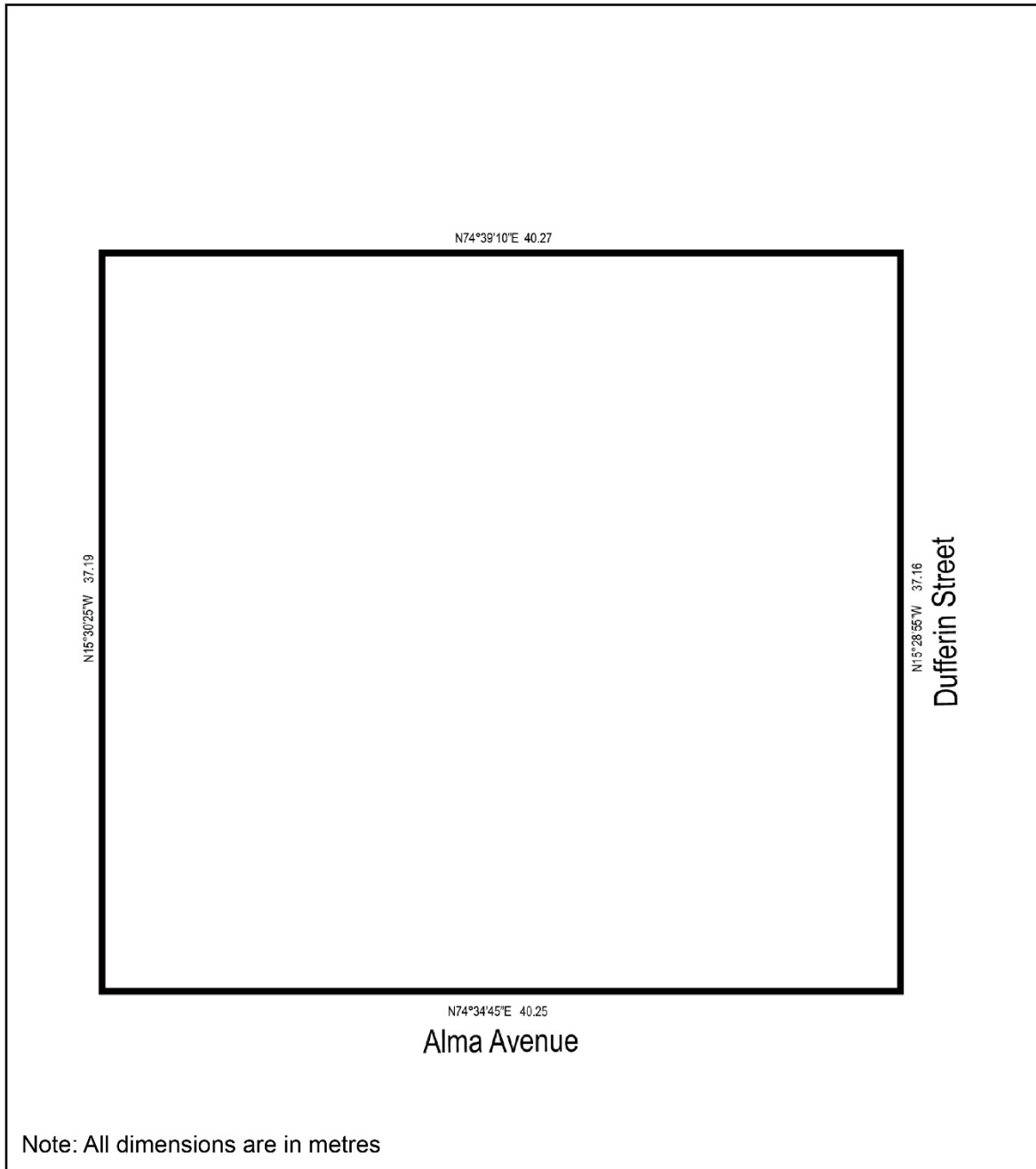
Enacted and passed on March 31, 2025.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

Diagram 1



 **Toronto**
Diagram 1

450 Dufferin Street

File #: 22 236510 STE 09 OZ and
24 2189714 STE 09 OZ

Diagram 2

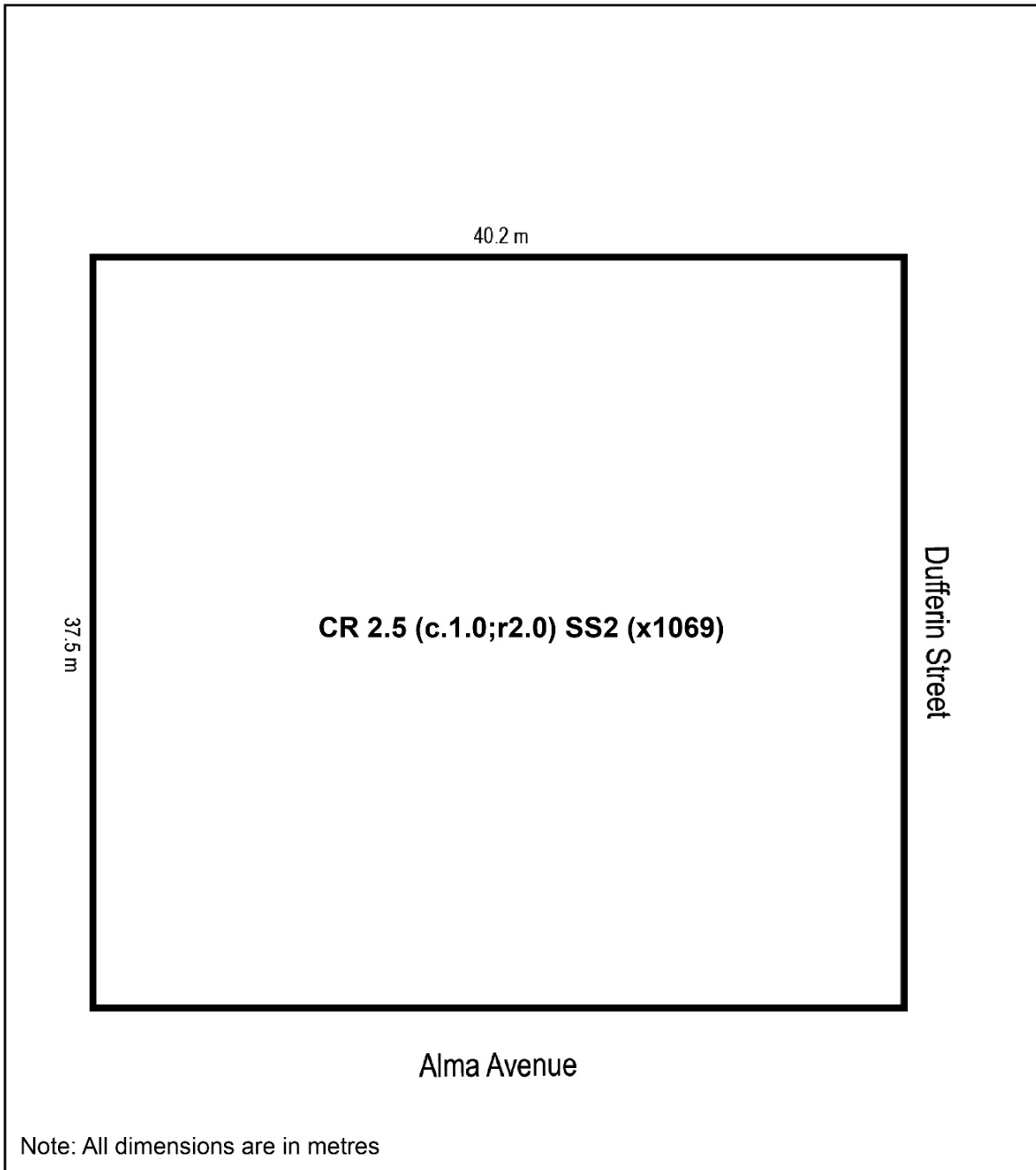


Diagram 3

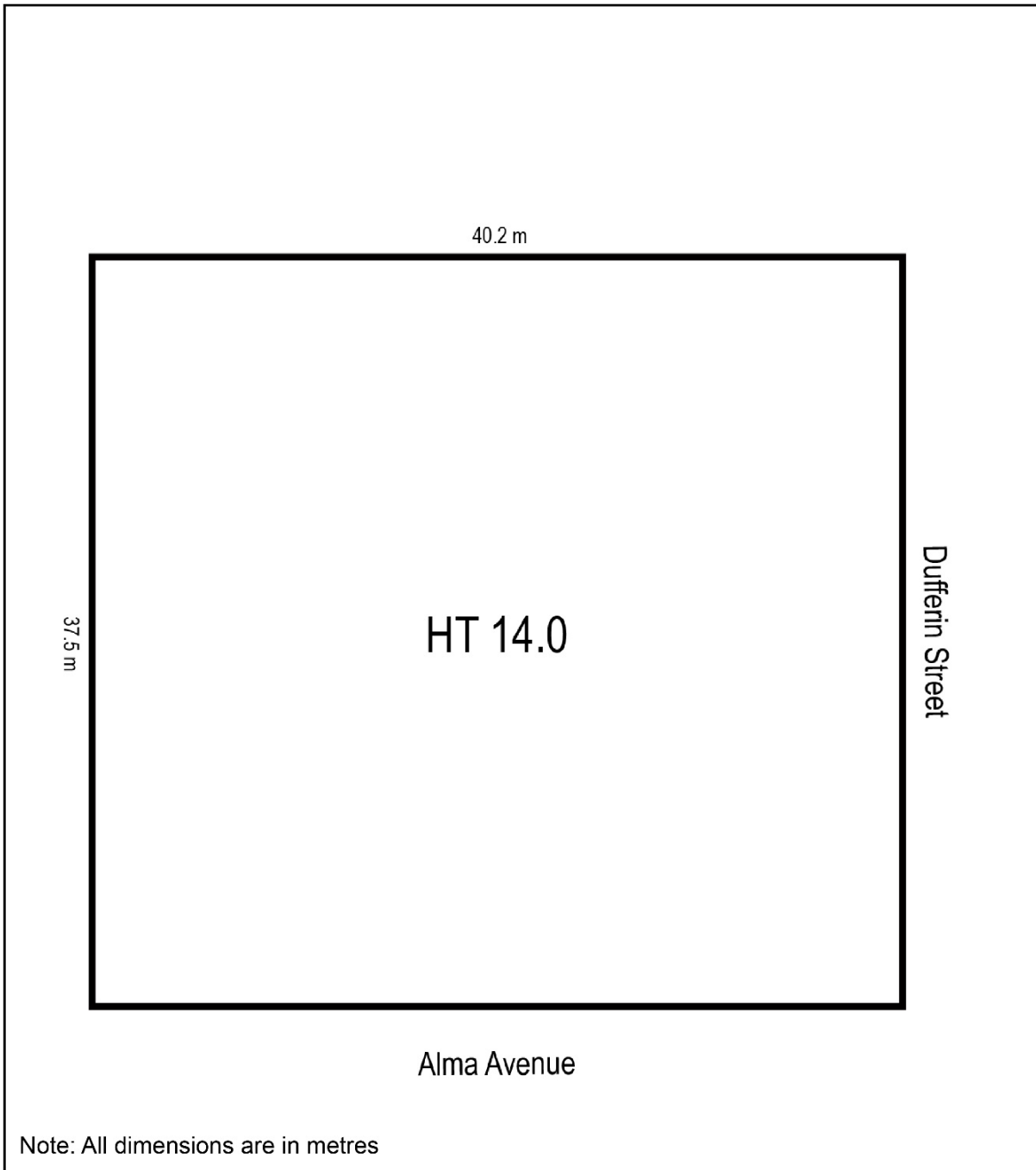
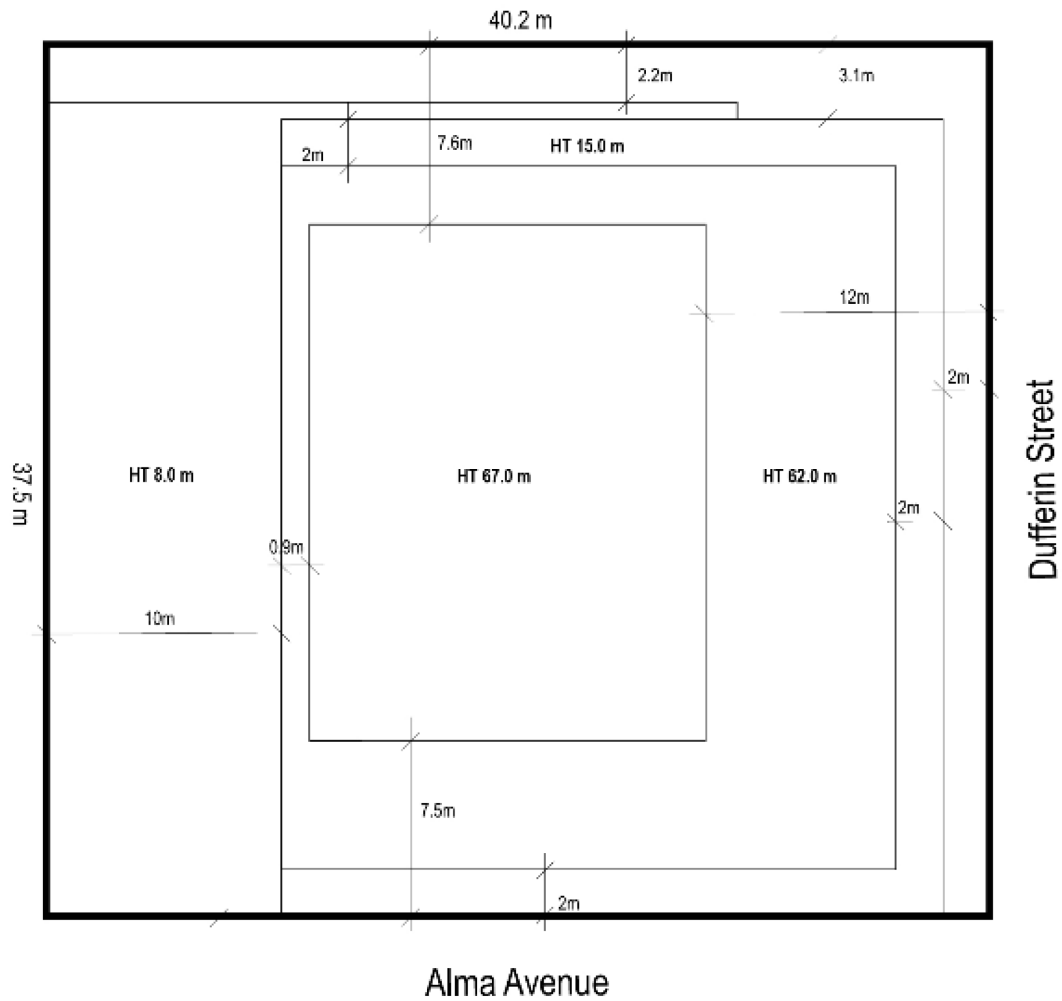


Diagram 4



Note: All dimensions are in metres