

Authority: Toronto and East York Community Council
Item TE21.5, as adopted by City of Toronto Council on
April 23 and 24, 2025
City Council voted in favour of this by-law on April 24,
2025
Written approval of this by-law was given by Mayoral
Decision 6-2025 dated April 24, 2025

CITY OF TORONTO

BY-LAW 315-2025

To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2024 as 152-164 Bathurst Street and 621-627 Richmond 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 deleting the wording of regulation 900.11.10 (885), and replacing it with the following:
 - (A) On the lands known municipally in the year 2024 as 152-164 Bathurst Street and 623-627 Richmond Street West, a **building** or **structure** may be constructed, used or enlarged in compliance with regulations (B) to (W) below;
 - (B) In addition to the permitted uses listed in Clauses 40.10.20.10 and 40.10.20.20, car-share parking spaces are permitted as a non-residential use;
 - (C) Despite regulations 40.5.40.10(1) and (2) the **height** of a **building** or **structure** is the distance between the Canadian Geodetic Datum elevation of 90.70 metres and the elevation of the highest point of the **building** or **structure**;
 - (D) 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 2 of By-law 315-2025;
 - (E) Despite regulation 40.10.40.10(5), the required minimum **height** of the first **storey**, is measured between the floor of the first **storey** and the ceiling of the first **storey**, is 3.0 meters;

- (F) Despite regulations 40.5.40.10(3) to (8) and (D) above, the following equipment and **structures** may project beyond the permitted maximum height shown on Diagram 2 of By-law 315-2025:
- (i) equipment used for the functional operation of the **building** including electrical, utility, mechanical and ventilation equipment, enclosed stairwells, roof access, **amenity space**, **building** maintenance and window washing equipment storage, elevator shafts and overruns, chimneys, and vents, by a maximum of 7.0 metres;
 - (ii) **structures** that enclose, screen or cover the equipment, **structures** and parts of a **building** listed in (i) above, inclusive of a mechanical penthouse, by a maximum of 7.0 metres;
 - (iii) architectural features, parapets, and elements and **structures** associated with a **green roof**, by a maximum of 1.5 metres;
 - (iv) planters, **landscaping** features, guard rails, and divider screens on a balcony and/or terrace, by a maximum of 2.5 metres;
 - (v) trellises, pergolas, and unenclosed **structures** providing safety or wind protection to rooftop **amenity space**, by a maximum of 4.0 metres; and
 - (vi) satellite dishes, antennae, and flagpoles, by a maximum 3.0 metres;
- (G) Despite regulation 40.10.40.40(1), the permitted maximum **gross floor area** of all **buildings** and **structures** on the **lot** is 24,350 square metres, of which:
- (i) the permitted maximum **gross floor area** for residential uses is 24,000 square metres; and
 - (ii) a minimum **gross floor area** of 350 square metres for non-residential uses is required;
- (H) Despite regulation 40.10.20.100(17), the maximum **interior floor area** of all **retail service** uses on the **lot** must not exceed 650 square metres;
- (I) Despite regulation 10.10.40.50(1), **amenity space** must be provided at a minimum rate of 3.2 square metres for each **dwelling unit**, of which:
- (i) at least 2.1 square metres for each **dwelling unit** as indoor **amenity space**; and
 - (ii) no more than 25 percent of the outdoor component may be a **green roof**;
- (J) Despite regulation 40.10.40.70(2), the required minimum **building setbacks** are as shown in metres on Diagram 2 of By-law 315-2025;

- (K) Despite Clause 40.10.40.60 and (J) above, the following elements may encroach into the required minimum **building setbacks** and **main wall** separation distances as follows:
- (i) decks, porches, and balconies, to a maximum extent of 2.0 metres;
 - (ii) canopies and awnings, to a maximum extent of 3.0 metres;
 - (iii) exterior stairs, access ramps and elevating devices, to a maximum extent of 2.5 metres;
 - (iv) architectural features, such as a pilaster, decorative column, cornice, sill, belt course, or chimney breast, to a maximum extent of 1.0 metres; and
 - (v) window projections, including bay windows and box windows, to a maximum extent of 1.5 metres;
- (L) Despite regulation 200.5.10.1(1) and Table 200.5.10.1, **parking spaces** must be provided in accordance with the following:
- (i) at a minimum rate of 0 **parking spaces** for each **dwelling unit** in a **mixed use building**;
 - (ii) at a maximum rate of 0.3 **parking spaces** for each bachelor **dwelling unit** up to 45 square metres and 1.0 for each bachelor **dwelling unit** greater than 45 square metres;
 - (iii) at a maximum rate of 0.5 **parking spaces** for each one bedroom **dwelling unit**;
 - (iv) at a maximum rate of 0.8 **parking spaces** for each two bedroom **dwelling unit**;
 - (v) at a maximum rate of 1.0 **parking spaces** for each three or more bedroom **dwelling unit**;
 - (vi) a minimum of 2.0 residential visitor **parking spaces** plus 0.01 **parking spaces** for each **dwelling unit**;
 - (vii) no **parking spaces** are required for other permitted uses; and
 - (viii) residential visitor **parking spaces** may be shared on a non-exclusive basis with all other non-residential uses and may be located within a **public parking** use;

- (M) In addition to the parking requirements set out in (L) above, car share parking spaces provided on the **lot** are subject to the following:
- (i) car share parking spaces are not permitted to replace a **parking space** that is a required occupant, visitor, or accessible **parking space**; and
 - (ii) car-share parking spaces are provided at or below the first **storey** of the **building**;
- (N) Despite Clause 200.15.10.10, accessible **parking spaces** will be provided as follows:
- (i) if the number of **parking spaces** is less than 13, a minimum of 1 accessible **parking space**;
 - (ii) if the number of **parking spaces** is 13 to 100, a minimum of 1 accessible **parking space** for every 25 **parking spaces** or part thereof; and
 - (iii) if the number of **parking spaces** is more than 100, a minimum of 5 accessible **parking spaces** plus 1 accessible **parking space** for every 50 **parking spaces** or part thereof in excess of 100 **parking spaces**;
- (O) Despite regulation 200.5.1.10(2)(A)(iv), 10 percent of the **parking spaces** may be obstructed, as described in regulation 200.5.1.10(2)(D), without being required to provide additional width for the obstructed sides of the **parking space**;
- (P) Despite regulations 200.15.1(1) and (3), an accessible **parking space** must have the following minimum dimensions:
- (i) width of 3.4 metres;
 - (ii) length of 5.6 metres;
 - (iii) vertical clearance of 2.1 metres; and
 - (iv) the entire length of an accessible **parking space** must be adjacent to a 1.5 metre wide accessible barrier free aisle or path on one side of the accessible **parking space**;
- (Q) Despite regulation 200.15.1(4), an accessible **parking space** must be located within 20 metres of a barrier free entrance to a **building** or to a passenger elevator that provides access to the first **storey** of a **building**;
- (R) Despite Clause 220.5.10.1, one (1) Type "G" **loading space** must be provided;

- (S) Despite regulation 230.5.1.10(4), a **stacked bicycle parking space** must have the following minimum dimensions:
 - (i) length of 1.6 metres;
 - (ii) width of 0.3 metres; and
 - (iii) vertical height of 1.1 metres;
- (T) Despite regulation 230.40.1.20(2), "short-term" **bicycle parking spaces** may be located outside of the **building** and within the first **storey** of the **building**;
- (U) Despite regulations 230.5.1.10(9)(B)(iii) and (10), "long-term" and "short-term" **bicycle parking spaces** may be located in a **stacked bicycle parking space**, and may be located in on the first **storey** or first two levels below ground, and is not required to occupy 50 percent of the area of the floor level;
- (V) 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 two or more bedrooms;
 - (ii) A minimum of 10 percent of the total number of **dwelling units** must have three or more bedrooms;
 - (iii) Any **dwelling units** with three or more bedrooms provided to satisfy (ii) above are not included in the provision required by (i) above;
 - (iv) An additional 15 percent of the total number of **dwelling units** will be any combination of two bedroom and three bedroom **dwelling units**, or **dwelling units** that can be converted into any combination of two and three bedroom **dwelling units**;
 - (v) **dwelling units**, as described in (iv) above, may be converted using accessible or adaptable design measures such as knock-out panels; and
- (W) For the purpose of this exception:
 - (i) "car-share" or "car-sharing" 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
 - (ii) "car-share parking space" means a **parking space** exclusively reserved and actively signed for a vehicle used only for "car-share" purposes.

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

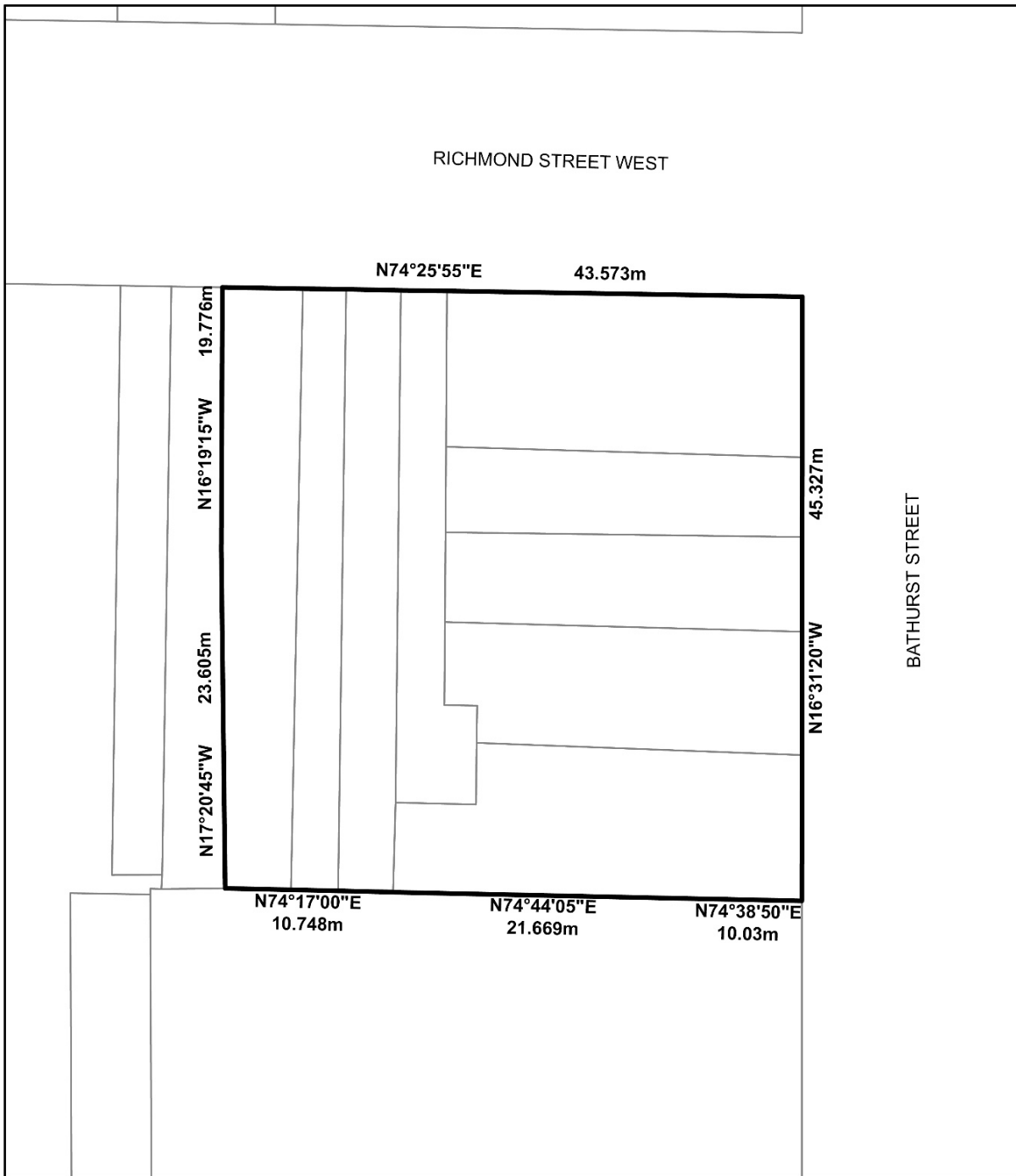
4. Despite any severance, partition or division of the lands, the provisions of this By-law shall apply as if no severance, partition or division occurred.

Enacted and passed on April 24, 2025.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

Diagram 1

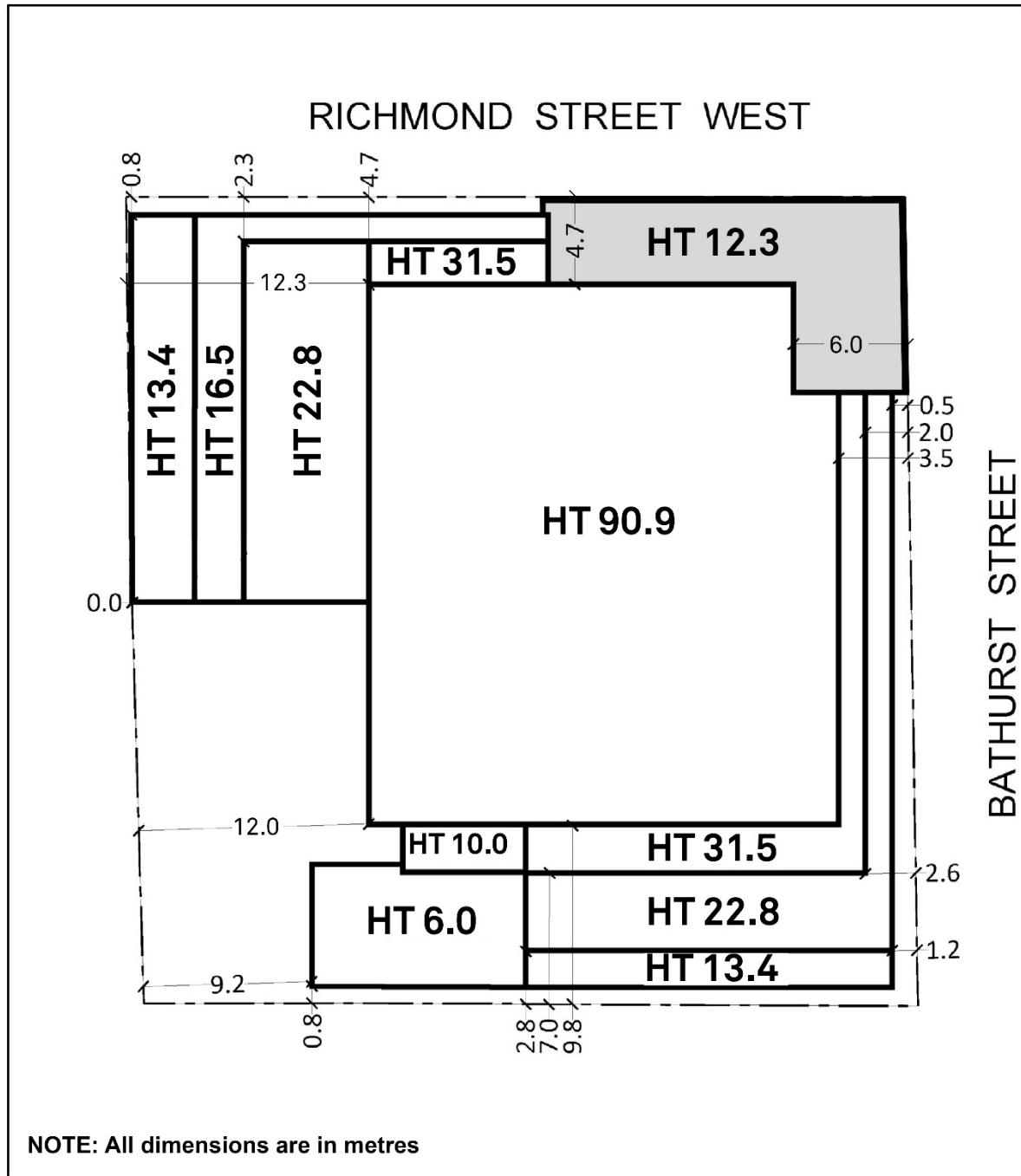
Toronto
Diagram 1

**152-164 Bathurst Street and
623-627 Richmond Street West**

File # 24 222996 STE 10 02



Diagram 2



 **Toronto**
Diagram 2

152-164 Bathurst Street and
623-627 Richmond Street West

File # 24 222996 STE 10 0Z