

Authority: Toronto and East York Community Council
Item TE15.6, as adopted by City of Toronto Council on
July 24 and 25, 2024
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 322-2025

To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2024 as 29, 31, 33 and 39 Pleasant Boulevard.

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. Diagram 2 to By-law 166-2022 is replaced with Diagram 2 attached to this by-law.
2. Zoning By-law 569-2013, as amended, is further amended by replacing regulation 900.2.10(944)(C) so that it reads:
 - (C) Despite Regulation 10.10.40.40(1), the permitted maximum residential **gross floor area** of all **buildings** and **structures** on the **lot** is 28,500 square metres.
3. Zoning By-law 569-2013, as amended, is further amended by replacing regulation 900.2.10(944)(G) so that it reads:
 - (G) Despite Regulations 10.5.40.10(3), 10.5.40.10(4), 10.10.40.10(1), 10.10.40.10(8), 10.10.40.10(9), 10.10.40.10(10), and (E) above, no portion of the **building** or **structure** shall exceed the height limits shown in metres and specified by the numbers following the letter HT shown on Diagram 2 of By-law 322-2025, except for the following:
 - (i) Mechanical penthouses, equipment used for the functional operation of the **building**, including electrical, utility, mechanical and ventilation equipment, as well as indoor amenity space, stairwells, stair enclosures, roof access, roof assemblies, parapets, maintenance equipment storage, elevator shafts, elevator overruns, roof drainage components, thermal and waterproofing assembly, as well as **structures** that enclose, screen or cover such equipment, **structures** and parts of a **building** listed in this section, all of which may project up to a maximum of 10.60 metres, provided its coverage does not exceed 80 percent of the area of the area of

the roof of the tower floor plate, labelled as HT 164.0 on Diagram 2 of By-law 322-2025;

- (ii) Structural/non-structural architectural design features, weathervanes, parapets, thermal and waterproofing assembly, roof drainage components, and elements and **structures** associated with an outdoor amenity terrace and a **green roof**, by a maximum of 10.60 metres;
- (iii) **building** maintenance units and window washing equipment, by a maximum of 10.6 metres;
- (iv) planters, **landscaping** features, trellises, pergolas, **structures** for outdoor **amenity space** or open air recreation, railings and guard rails, partitions dividing outdoor recreation areas, elements related to a green roof, and divider screens on a balcony and/or terrace, by a maximum of 4.5 metres;
- (v) antennae, flagpoles, satellite dishes, and telecommunications equipment, chimney stacks, lightning rods, exhaust flues, vents and ventilation equipment, garbage chute overruns, parapets, and weathervanes by a maximum of 10.6 metres; and
- (vi) **structures** providing safety including safety railings, fences, and guardrails at each of the roof levels of the building, wind protection, and noise mitigation elements by a maximum of 3.0 metres.

4. Zoning By-law 569-2013, as amended, is further amended by replacing regulation 900.2.10(944)(J) so that it reads:

- (J) Despite Regulation 10.5.50.10(4), a minimum of 200 square metres of **landscaping** is required to be provided on the **lot**, excluding the portion of the **lot** labelled as Parkland on Diagram 2 of By-law 322-2025, of which a minimum of 90 square metres must be **soft landscaping**;

5. Zoning By-law 569-2013, as amended, is further amended by replacing regulation 900.2.10(944)(P) so that it reads:

- (P) Despite Regulations 200.5.1(2), 200.5.10.1(1) and Table 200.5.10.1, **parking spaces** must be provided and maintained on the **lot** in accordance with the following requirements:
- (i) **parking spaces** are not required for residential occupants;
 - (ii) **parking spaces** for residential occupants of the **building** may be provided at a maximum rate of:
 - a. 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;

- b. 0.5 **parking spaces** for each one bedroom **dwelling unit**;
 - c. 0.8 **parking spaces** for each two bedroom **dwelling unit**; and
 - d. 1.0 **parking spaces** for each three or more bedroom **dwelling unit**;
 - (iii) a minimum of 2.0 **parking spaces** plus 0.01 **parking spaces** for each **dwelling unit** are required for residential visitors;
 - (iv) In addition to (i), (ii). and (iii) above, one “car-share parking space” is permitted; and
 - a. For the purpose of this exception, "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
 - b. For the purpose of this exception, "car-share parking space" means a **parking space** exclusively reserved and signed for a **vehicle** used only for "car-share" purposes.
6. Zoning By-law 569-2013, as amended, is further amended by replacing regulation 900.2.10(944)(S) so that it reads:
- (S) Despite Regulation 200.5.1.10(12)(C), the **vehicle** entrance or exit to the **building** must be at least 3.0 metres from the **lot line** abutting a **street**;
7. Zoning By-law 569-2013, as amended, is further amended by replacing regulation 900.2.10(944)(W) so that it reads:
- (W) Despite Regulation 10.10.40.50(1), residential **amenity space** must be provided and maintained at a minimum rate of 3.5 square metres for each **dwelling unit**, of which:
- (i) at least 2.0 square metres for each **dwelling unit** is indoor **amenity space**;
 - (ii) at least 40.0 square metres is outdoor **amenity space** 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**.
8. Zoning By-law 569-2013, as amended, is further amended by replacing regulation 900.2.10(944)(X) so that it reads:
- (X) Despite Regulation 230.5.1.10(4)(A), the minimum dimensions of a **bicycle parking space** is:

- (i) length of 1.8 metres;
 - (ii) width of 0.6 metres; and
 - (iii) vertical clearance of 1.9 metres;
- 9. Zoning By-law 569-2013, as amended is further amended by adding the following regulations to 900.2.10(944) so that it reads:
 - (Y) Despite Regulation 230.5.1.10(4)(B), the minimum dimensions of a **bicycle parking space** if placed in a vertical position on a wall, **structure** or mechanical device is:
 - (i) a minimum length or vertical clearance of 1.2 metres;
 - (ii) a minimum width of 0.6 metres; and
 - (iii) a minimum horizontal clearance from the wall of 1.2 metres;
 - (Z) Despite regulation 230.5.1.10(4), a **Stacked bicycle parking spaces** must comply with the following minimum dimensions:
 - (i) length of 1.4 metres;
 - (ii) width of 0.4 metres; and
 - (iii) vertical clearance of 1.2 metres for each **bicycle parking space**;
 - (AA) Despite regulation 200.5.1.10(2)(A)(iv), a maximum of 10 percent of the provided **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**;
 - (BB) 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; and
 - (iv) If the calculation of the number of required **dwelling units** with two or three bedrooms results in a number with a fraction, the number shall be rounded down to the nearest whole number;

- (CC) The required minimum distance between the **building(s)**, including all below and above ground **structures**, to any **transportation use buildings** or **structures** is 3.0 metres.
- 10.** Schedule A to By-law 166-2022 is amended by inserting a new Section 2A following Section 2 to Schedule A of By-law 166-2022 that reads as follows:
- 2A. Prior to the issuance of the first Above-Grade Building Permit, the owner shall make an indexed cash contribution to the City in the amount of ONE MILLION FIVE HUNDRED THOUSAND DOLLARS (\$1,500,000) to be allocated to new or existing affordable housing, new or existing cultural and/or community space, local area park and streetscape improvements, and/or ravine improvements. In the event that the cash contribution has not been used for the intended purpose within three (3) years after By-law 322-2025 comes into full force and effect, the cash contribution may be re-directed for another purpose, at the discretion of the Chief Planner and Executive Director, City Planning, in consultation with the Ward Councillor, provided the purposes are identified in the Toronto Official Plan and will benefit the community in the vicinity of the lands. The cash contribution shall be indexed upwardly in accordance with the Statistics Canada Non-Residential Construction Price Index for Toronto, calculated from the date the Amending Section 37 Agreement is registered to the date of payment."

Enacted and passed on April 24, 2025.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

Diagram 2

