

Authority: Toronto and East York Community Council
Item TE18.5, as adopted by City of Toronto Council on
December 17 and 18, 2024
City Council voted in favour of this by-law on June 26,
2025
Written approval of this by-law was given by Mayoral
Decision 10-2025 dated June 26, 2025

CITY OF TORONTO

BY-LAW 587-2025

To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2023 as 45 St. Clair Avenue 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; 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 amending the zone label on the Zoning By-law Map in Section 990.1 respecting the lands outlined by heavy black lines from a zone label of CR 4.25 (c2.0; r3.0) SS2 (x2258) to a zone label of CR 4.25 (c2.0; r3.0) SS2 (x1059) as shown on Diagram 2 attached to this By-law.
4. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.11.10 (1059) so that it reads:

(1059) Exception 1059

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 45 St. Clair Avenue West, if the requirements of By-law 587-2025 are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with Regulations (B) to (Q) 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 151.61 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 3 of By-law 587-2025;
 - (i) For the purpose of this exception, a mezzanine and a mechanical penthouse does not constitute a **storey**;
- (D) Despite Regulations 40.5.40.10(4) to (8), and (C) above, the following equipment and **structures** may project beyond the permitted maximum height shown on Diagram 3 of By-law 587-2025:
 - (i) equipment for the functional operation of the **building**, including electrical, utility, mechanical and ventilation equipment, enclosed stairwells, roof access, maintenance equipment storage, elevator shafts, chimneys, and vents, by a maximum of 8.0 metres;
 - (ii) **structures** that enclose, screen, or cover the equipment, structures and parts of a **building** listed in (i) above, including a mechanical penthouse, by a maximum of 8.0 metres;
 - (iii) architectural features, parapets, and elements and **structures** associated with a **green roof**, by a maximum of 2.0 metres;
 - (iv) planters and guard rails, by a maximum of 2.0 metres;
 - (v) **landscaping** features, and divider screens on a balcony and/or terrace, by a maximum of 2.5 metres;
 - (vi) **building** maintenance units and window washing equipment may further project above the adjacent parapet, by a maximum of 4.5 metres;
 - (vii) trellises and pergolas, by a maximum of 2.5 metres;
 - (viii) unenclosed **structures** for open air recreation and maintenance or providing safety, wind protection or noise mitigation to rooftop **amenity space**, by a maximum of 3.0 metres; and
- (E) Despite Regulation 40.10.40.40(1), the permitted maximum **gross floor area** of all **buildings** and **structures** is 43,800 square metres, of which:

- (i) the permitted maximum **gross floor area** for residential uses is 42,000 square metres;
 - (ii) the required minimum **gross floor area** for non-residential uses is 1,800 square metres;
- (F) Despite regulation 40.10.40.50(1), **amenity space** must be provided as follows:
 - (i) at least 2.0 square metres of indoor **amenity space** for each **dwelling unit**; and
 - (ii) at least 2.0 square metres of outdoor **amenity space** for each **dwelling unit** of which 108 square metres must be in a location adjoining or directly accessible to the indoor **amenity space**;
- (G) Despite Regulation 40.10.40.70(2), the required minimum **building setbacks** are as shown in metres on Diagram 3 of By-law 587-2025;
- (H) Despite Clause 40.10.40.60, regulation 40.10.40.80(2), and (G) above, the following elements may encroach into the required minimum **building setbacks** and **main wall** separation distances as follows:
 - (i) decks, porches, and balconies, by a maximum of 2.4 metres;
 - (ii) canopies and awnings, by a maximum of 6.0 metres;
 - (iii) exterior stairs, stair enclosures 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 2.0 metres;
 - (v) window projections, including box windows, by a maximum of 2.0 metres;
 - (vi) eaves, by a maximum of 2.0 metres; and
 - (vii) air conditioners, satellite dishes, antennae, vents, and pipes, by a maximum of 2.0 metres;
- (I) Despite Regulation 200.5.1.10(2)(A)(iv), a maximum of 5 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**;
- (J) Despite Regulations 200.5.1.10(10) and 200.10.1(2), required residential visitor **parking spaces** may be provided on a non-exclusive basis, for the shared use of residential visitors and non-residential uses;

- (K) A minimum of one (1) "car-share parking space" must be provided. For the purpose of this By-law 587-2025:
- (i) "car-sharing" means the practice where a number of people share the use of one or more **vehicles** that are owned by a profit or non- profit car-sharing organization and where such organization may require that use of **vehicles** be reserved in advance, charge fees based on time and/or kilometers driven, and set membership requirements of the car-sharing organization, including the payment of a membership fee that may or may not be refundable; and
 - (ii) "car-share parking space" means a **parking space** that is exclusively reserved and actively used for "car-sharing";
- (L) 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;
 - (iii) vertical clearance of 2.1 metres; and
 - (iv) be adjacent to a 1.5 metre wide accessible barrier free aisle or path;
- (M) Despite Regulation 230.5.1.10(7), no shower and change facilities for **bicycle parking spaces** are required;
- (N) Despite Regulation 230.5.1.10(10), "short-term" **bicycle parking spaces** may also be located in a **stacked bicycle parking space**;
- (O) Despite Regulation 230.40.1.20(2), "short-term" **bicycle parking spaces** may be located more than 30 metres from a pedestrian entrance to the **building** on the **lot**, provided that they are located:
- (i) on the first or second **storey** of the **building** in a publicly- accessible room, area or enclosure;
 - (ii) on the levels of the **building** below-ground in a publicly- accessible room, area or enclosure; or
 - (iii) outside the **building**, on the **lot**;
- (P) Despite Clauses 40.10.90.1 and 220.5.10.1, **loading spaces** must be provided as follows:
- (i) a minimum of one Type "G" **loading space**;

- (ii) a minimum of one Type "B" **loading space**; and
- (iii) a minimum of one Type "C" **loading space**;
- (Q) 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) 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.

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

- 5. 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.
- 6. Temporary Use(s):
 - (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, a maximum of 3-storeys in height, for the purposes of marketing, rental, leasing and sale of **dwelling units** 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.

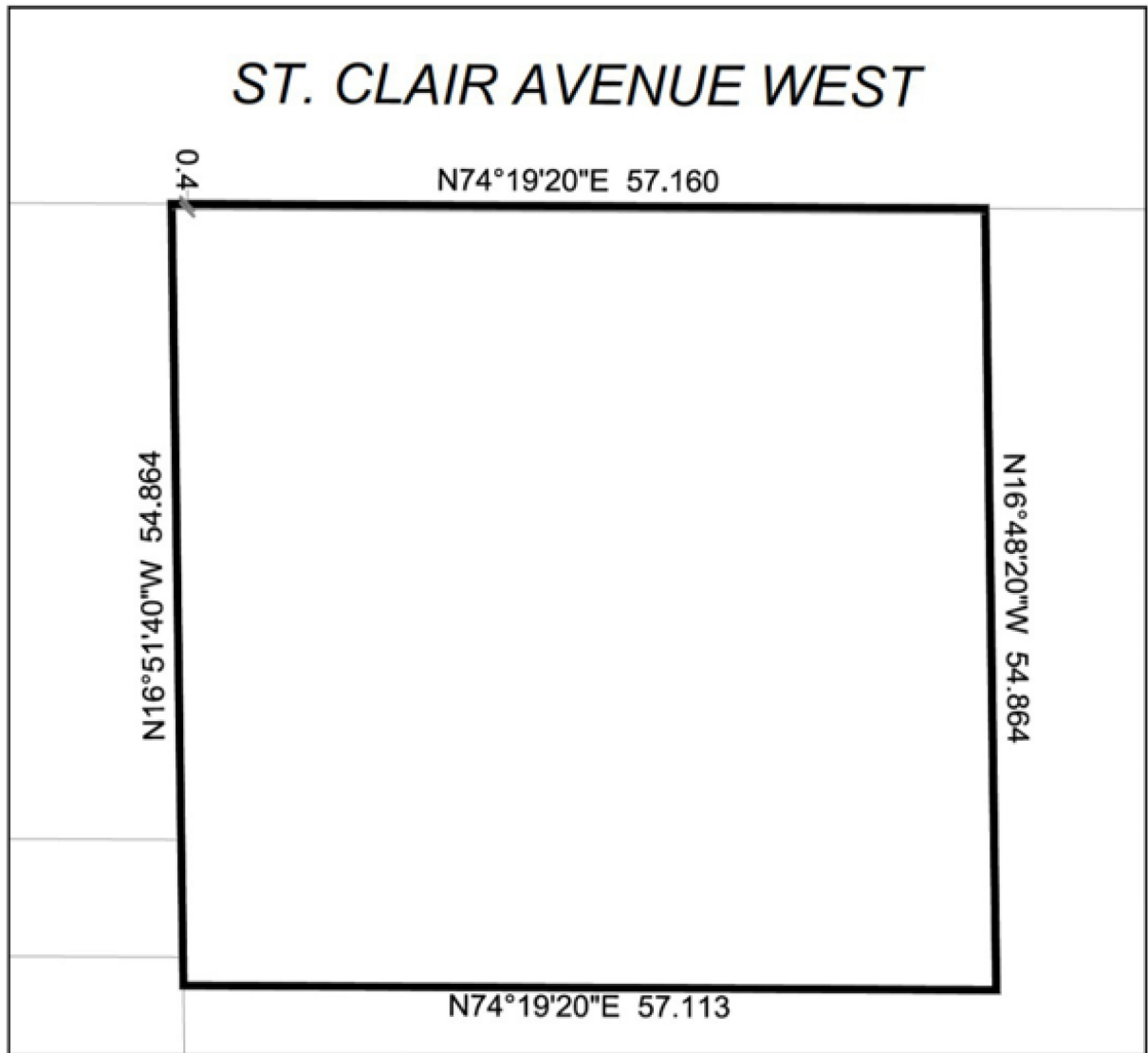
Enacted and passed on June 26, 2025.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

Diagram 1



45 St. Clair Avenue West

Diagram 1

File #22 200453 STE 12 OZ

0.4 metre road widening



Not to Scale

Diagram 2

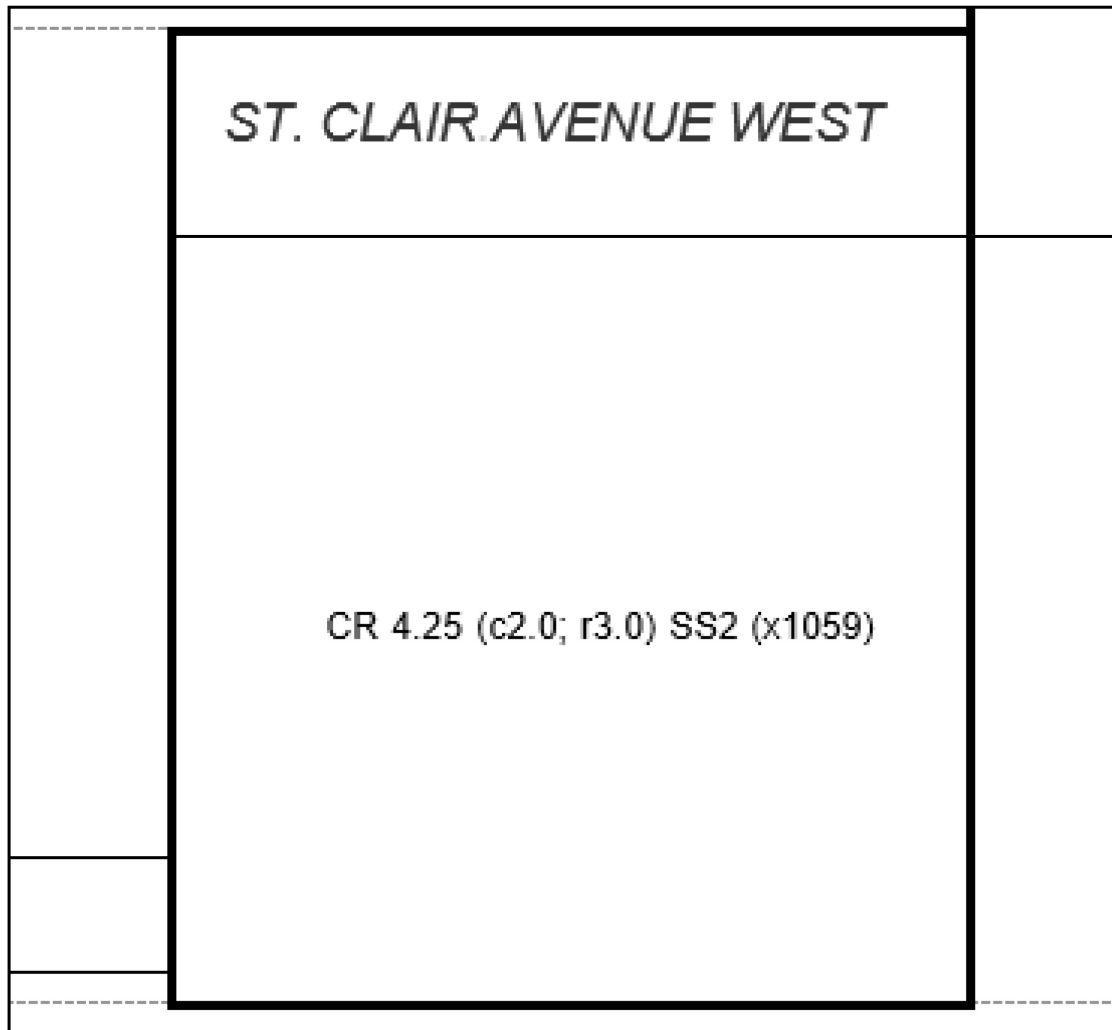


Diagram 3

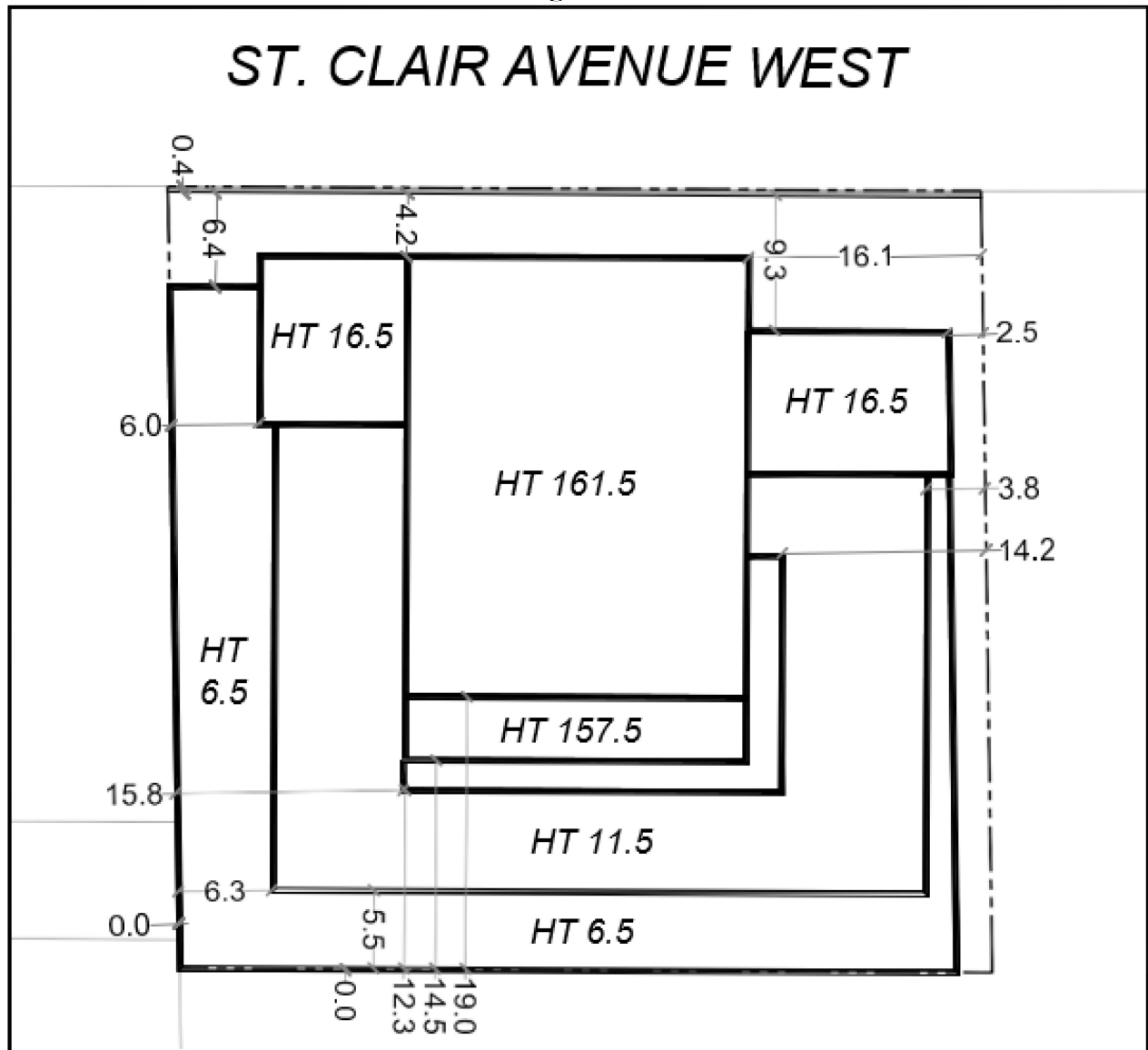


Diagram 3

45 St. Clair Avenue West

File #22 200453 STE 12 OZ

