

Authority: Toronto and East York Community Council
Item TE21.9, as adopted by City of Toronto Council on
April 23 and 24, 2025
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 646-2025

To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2024 as 111 Peter 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;

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 990.10 respecting the lands outlined by heavy black lines from a zone label of CRE (x74) to a zone label of CRE (x94) as shown on Diagram 2 attached to this By-law.
4. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.12.10 Exception Number 94 so that it reads:

(94) Exception CRE 94

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 111 Peter Street, if the requirements of By-law 646-2025 are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with Regulations (B) to (W) below;

- (B) Despite regulations 50.5.40.10(1) and (2), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum of 87.86 metres and the elevation of the highest point of the **building** or **structure**;
- (C) Despite regulation 50.5.40.70(1), a **building** or **structure** may be no closer than 2.8 metres from the original centreline of a **lane**;
- (D) Despite Regulation 50.10.40.1(1), the elevation of the first storey of a building or structure erected on the lands may be at or within 1.8 metres above the height of the public sidewalk abutting the lands or from the elevation of the street abutting the lands;
- (E) Despite Regulation 50.10.40.10(1), 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 646-2025;
- (F) Despite Regulations 50.5.40.10(3) to (8), 50.10.40.10(3) and (E) above, the following equipment and **structures** may project beyond the permitted maximum height shown on Diagram 3 of By-law 646-2025:
 - (i) Within the Mechanical Penthouse Zone shown on Diagram 3:
 - (a) 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, and vents, by a maximum of 9.0 metres;
 - (b) **structures** that enclose, screen or cover the equipment, **structures** and parts of a **building** listed in (i)(a) above, including a mechanical penthouse, by a maximum of 9.0 metres;
 - (c) **parapets** above the mechanical penthouse by a maximum of 1.0 metres; and
 - (d) **building** maintenance units and window washing equipment, by a maximum of 14.0 metres;
 - (ii) architectural features, parapets, and elements and **structures** associated with a **green roof**, by a maximum of 2.0 metres;
 - (iii) **building** maintenance units and window washing equipment, by a maximum of 14.0 metres;
 - (iv) planters, **landscaping** features, guard rails, and divider screens on a balcony and/or terrace, by a maximum of 2.0 metres; and

- (v) trellises, pergolas, and unenclosed **structures** providing safety or wind protection to rooftop **amenity space**, by a maximum of 3.0 metres;
- (G) Despite regulation 50.5.40.10(5), the total area of all equipment, structures or parts of a building that exceed the maximum height of the building may cover 57 percent of the roof;
- (H) The permitted maximum **gross floor area** of all **buildings** and **structures** is 61,400 square metres, of which:
 - (i) the permitted maximum **gross floor area** for residential uses is 60,000 square metres; and
 - (ii) the required minimum **gross floor area** for non-residential uses is 1,400 square metres;
- (I) Despite regulation 50.10.40.50(1), **amenity space** must be provided at a minimum rate of:
 - (i) 1.2 square metres of indoor **amenity space** for each **dwelling unit**; and
 - (ii) 2.1 square metres of outdoor **amenity space** for each **dwelling unit**, of which at least 40.0 square metres is in a location adjoining or directly accessible to the indoor **amenity space**;
- (J) Despite regulation 50.10.40.70(1), 50.10.40.70(3), 50.10.40.70(5), 50.5.40.70(1) and Article 600.10.10, the required minimum **building setbacks** are as shown in metres on Diagram 3 of By-law 646-2025;
- (K) Despite Clause 50.10.40.60 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, by a maximum of 2.0 metres;
 - (ii) air conditioners, satellite dishes, antennae, vents, pipes, exterior stairs, access ramps and elevating devices, canopies, awnings and wind mitigation features, by a maximum of 2.0 metres;
 - (iii) eaves, a dormer, cladding added to the exterior surface of the **main wall** of a **building**, by a maximum of 1.0 metres;
 - (iv) architectural features, such as a pilaster, decorative column, cornice, sill, belt course, or chimney breast, by a maximum of 1.0 metres; and
 - (v) window projections, including bay windows and box windows, by a maximum of 0.5 metres;

- (L) The provision of dwelling units is subject to the following:
- (i) a minimum of 15 percent of the total number of dwelling units must contain two or more bedrooms;
 - (ii) a minimum of 10 percent of the total number of dwelling units must contain three or more bedrooms;
 - (iii) any dwelling units provided to satisfy (L)(ii) above are not included in the provision required by (L)(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; and
 - (v) dwelling units, as described in (L)(iv) above, may be converted using accessible or adaptable design measures such as knock-out panels;
- (M) Despite Regulation 50.10.50.10(2) and 50.10.80.1, an outdoor parking area with more than 3 parking spaces is not required to be fenced;
- (N) Despite Regulation 50.10.80.20(1), a parking space that is not in a building or structure must be set back at least 0.0 metres from a lot line;
- (O) Despite Regulation 200.5.1.10(2)(A)(iv), 2 percent of the required **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) A minimum of two (2) car-share spaces must be provided;
- (i) For the purposes of this exception, car-share or car-sharing means the practice where a number of people share the use of one or more cars that are owned by a profit or non-profit car-sharing organization and where such organization may require that use of cars be reserved in advance, charge fees based on time and/or kilometres 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 means a parking space that is reserved and actively used for car-sharing;
- (Q) Despite Regulation 200.5.10.11, the number of lawful parking spaces for a lawfully existing building may be reduced;
- (R) Despite Regulation 200.15.10(1) and (2), a minimum of three (3) of the required **parking spaces** are required to be accessible **parking spaces**;

- (S) Despite Regulation 230.5.1.10(10), both "long-term" and "short-term" **bicycle parking spaces** may be located in a **stacked bicycle parking space** arrangement;
 - (T) Despite Regulation 230.5.1.10(4)(A)(ii), the required minimum dimensions of each **stacked bicycle parking space** is:
 - (i) length of 1.8 metres;
 - (ii) width of 0.37 metres; and
 - (iii) vertical clearance of 1.2 metres;
 - (U) In addition to the places a "long-term" **bicycle parking space** may be located as in regulations 230.5.1.10(9)(B)(i)(ii) and (iii), "long-term" **bicycle parking spaces** may also be located on the third **storey** of a **building**;
 - (V) Despite Regulation 230.50.1.20(2), a "short-term" **bicycle parking space** may be more than 40.0 metres from a pedestrian entrance to a **building** on the **lot**;
 - (W) Despite Regulations 220.5.10.1, 220.5.10.11 and 220.5.10.1(2) to (9), a minimum of one (1) Type "G" **loading space** and two (2) Type "B" **loading spaces** must be provided;
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.

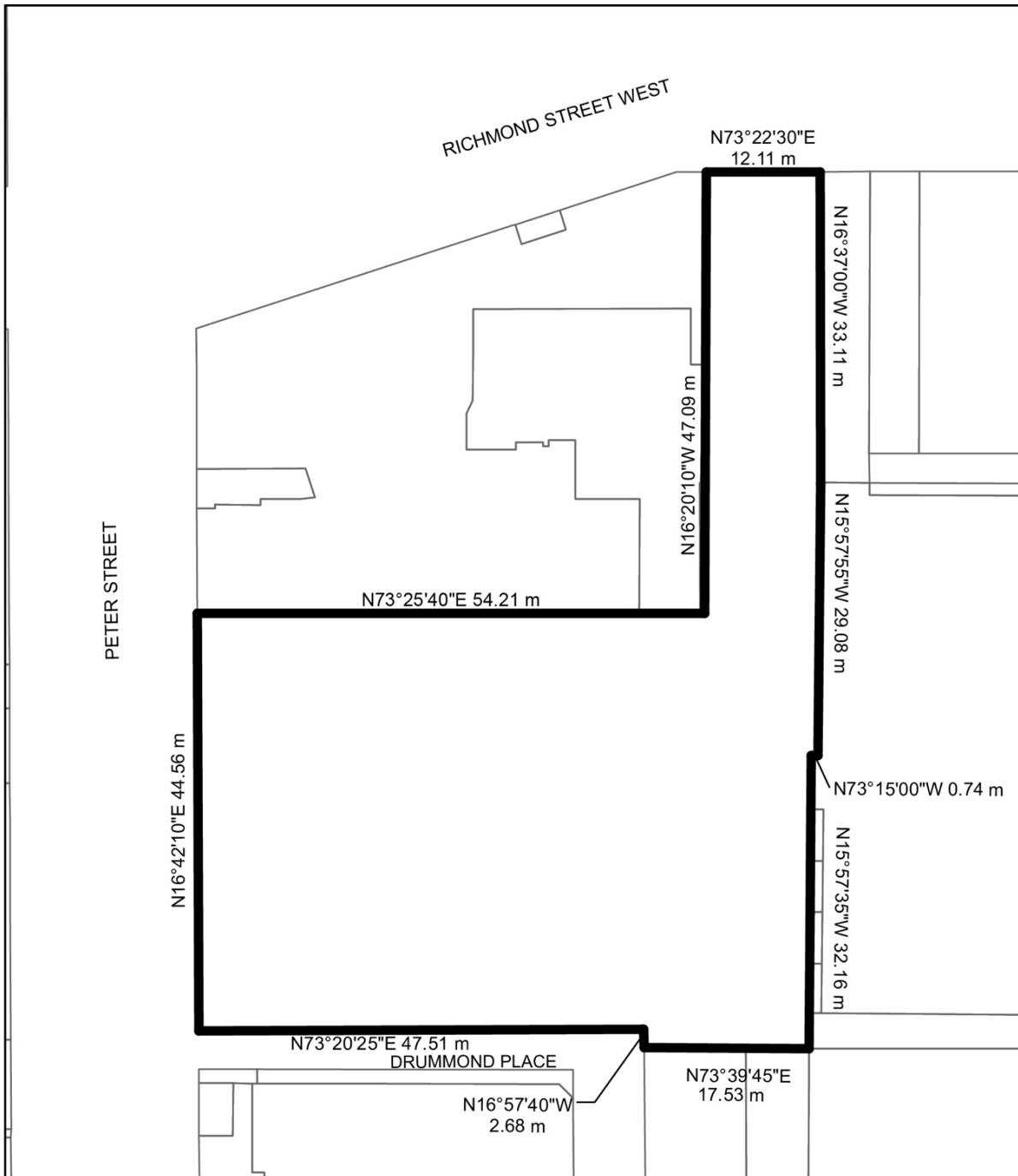
Enacted and passed on June 26, 2025.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

Diagram 1

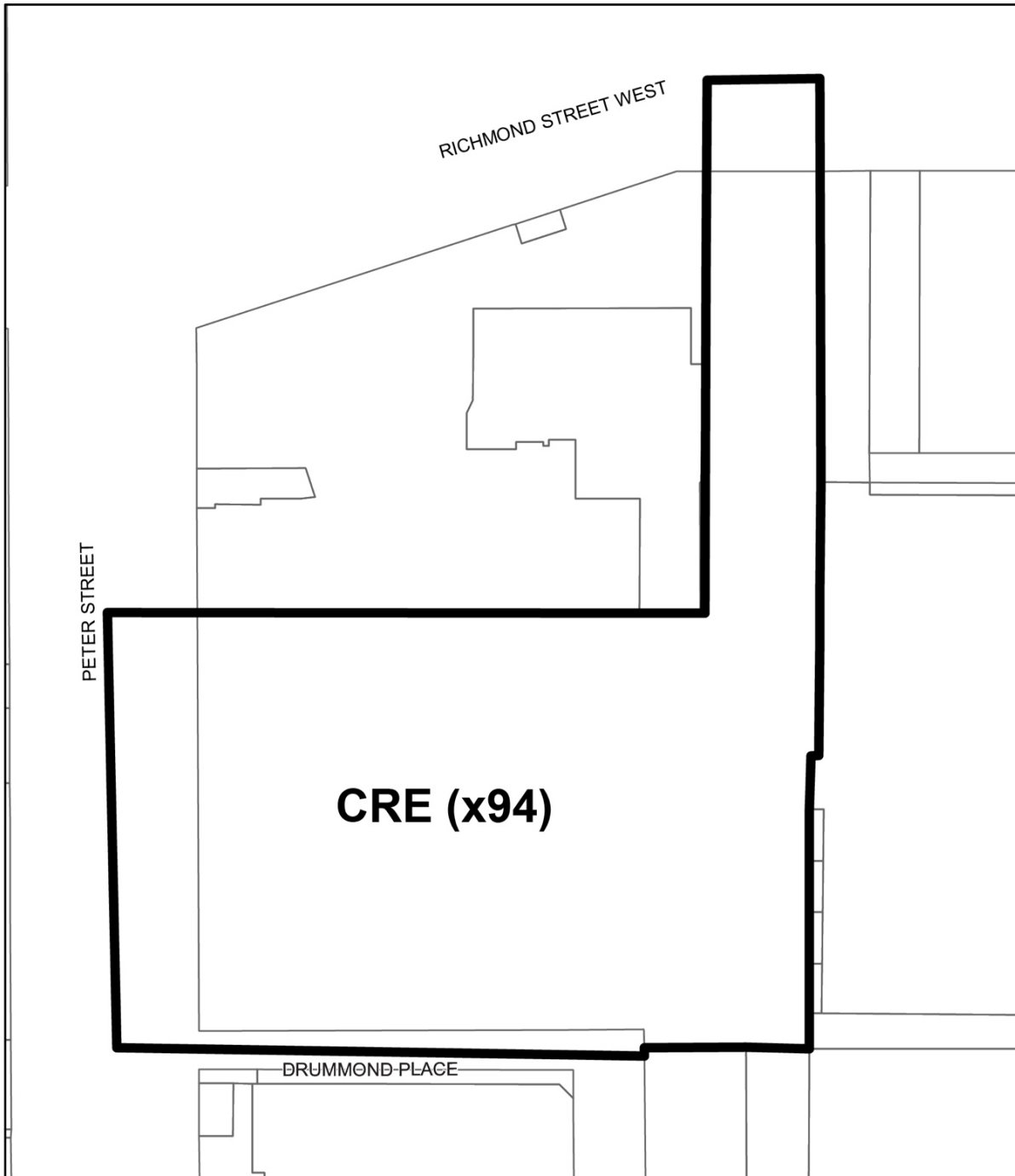


 **Toronto**
Diagram 1

111 Peter Street

File # 24 243620 STE 10 02

Diagram 2



 **Toronto**
Diagram 2

111 Peter Street

File # 24 243620 STE 10 0Z

Diagram 3

