

Authority: Planning and Housing Committee Item PH23.3, adopted as amended by City of Toronto Council on July 23 and 24, 2025  
City Council voted in favour of this by-law on July 24, 2025  
Written approval of this by-law was given by Mayoral Decision 11-2025 dated July 24, 2025

## CITY OF TORONTO

### BY-LAW 771-2025

**To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2024 as 2204-2212 Eglinton Avenue West and 601 Caledonia Road.**

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 CR SS2 (x2645) to a zone label of CR SS2 (x1146) 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 Exception Number 1146 so that it reads:

(1146) Exception CR 1146

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 2204-2212 Eglinton Avenue West and 601 Caledonia Road, if the requirements of By-law 771-2025 are complied with, an **apartment building or building** may be constructed, used or enlarged in compliance with Regulations (B) to (EE) below;

- (B) Despite Regulation 40.10.40.50(1), an **apartment building, mixed use building** with 20 or more **dwelling units** must provide **amenity space** at a minimum rate of 4.0 square metres for each **dwelling unit**;
- (C) Despite Regulations 40.5.40.10(1) and (2), the height of a **building** or **structure** or **ancillary building** is the distance between the Canadian Geodetic Datum of 157.35 metres and the elevation of the highest point of the **building** or **structure**;
- (D) Despite Regulations 40.10.40.10(2), the permitted maximum height of a **building** or **structure** is 27.0 metres;
- (E) Regulation 40.10.40.10(5) with respect to the minimum height of the first **storey**, does not apply;
- (F) Despite Regulations 40.5.40.10(3) to (8), and (D) and (E) above, the following equipment and **structures** may project beyond the permitted maximum height:
  - (i) 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, elevator overruns, chimney, pipes and vents, by a maximum of 5.0 metres;
  - (ii) **structures** that enclose, screen, or cover the equipment, **structures** and parts of a **building** listed in (i) above, including a mechanical penthouse, and parapets by a maximum of 5.0 metres;
  - (iii) architectural features, parapets, and elements and **structures** associated with a **green roof**, by a maximum of 5.0 metres;
  - (iv) building maintenance units and window washing equipment, by a maximum of 5.0 metres;
  - (v) planters, **landscaping** features, lighting fixtures, guard rails and divider screens on a balcony and/or terrace, by a maximum of 5.0 metres;
  - (vi) antennae, flagpoles and satellite dishes, lightening rods, by a maximum of 5.0 metres;
  - (vii) terraces, trellises, pergolas, and unenclosed **structures** providing safety or wind protection, by a maximum of 5.0 metres; and
  - (viii) **solar energy** and **wind energy** devices, by a maximum of 5.0 metres;
- (G) Despite Regulation 40.10.40.40(1), the permitted maximum **gross floor area** of all **buildings** and **structures** is 6,000 square metres;
- (H) For the purposes of this exception, the **front lot line** is the south **lot line**;

- (I) Despite Clause 40.5.40.70 and Regulations 40.10.40.70(2) and (4), the required minimum **building setbacks** are:
  - (i) 0.0 metres from the east **lot line**;
  - (ii) 7.5 metres from the north **lot line**;
  - (iii) 0.0 metres from the west **lot line**; and
  - (iv) 0.0 metre from the south **lot line**;
  
- (J) Regulation 40.10.50.10(2), with respect to the fence requirement if abutting a lot in the Residential or Residential Apartment Zone Category, does not apply;
  
- (K) Regulation 40.10.50.10(3), with respect to the **landscaping** requirement if abutting a lot in the Residential or Residential Apartment Zone Category, does not apply;
  
- (L) Despite (I) above, the required minimum **building setbacks** for **ancillary buildings** and **structures** are as follows:
  - (i) 0.0 metres from the west, east, and south **lot lines**; and
  - (ii) 1.5 metres from the north lot line;
  
- (M) Despite Regulations 40.5.40.60(1) and 40.10.40.60(1) to (9), and (I) and (L) above, the following elements may encroach into the required minimum **building setbacks** and **main wall** separation distances as follows:
  - (i) balconies, by a maximum of 2.0 metres;
  - (ii) decks and patios, by a maximum of 7.0 metres;
  - (iii) canopies and awnings, with or without support, short-term bicycle parking, and bicycle racks, by a maximum of 7.0 metres;
  - (iv) transformers by a maximum of 7.0 metres;
  - (v) exterior stairs, access ramps and elevating devices, by a maximum of 5.0 metres;
  - (vi) architectural features, such as pilaster, decorative column, cornice, sill, belt course, or chimney breast, by a maximum of 1.5 metres;
  - (vii) eaves and dormers, by a maximum of 1.5 metres;
  - (viii) cladding added to the exterior surface of the **main wall** of a **building**, by a maximum of 0.5 metres;

- (ix) air conditioners, satellite dishes, antennae, vents, pipes, and utility equipment and meters, by a maximum of 1.5 metres; and
- (x) **solar energy** and **wind energy** devices, by a maximum of 1.5 metres;
- (L) Despite Regulations 40.10.80.10(1), **parking spaces** may be located in a **building** or **structure** or outside in a **front yard**, **rear yard** or **side yard**;
- (M) Clause 40.10.80.20, with respect to setbacks for **parking space**, does not apply;
- (N) Regulation 40.10.150.1(1), with respect to waste and recyclable materials storage, does not apply;
- (O) Despite Regulations 200.5.1.10(2)(B) and (C), **parking spaces** may have the following minimum dimensions:
  - (i) width of 2.4 metres;
  - (ii) length of 5.4 metres; and
  - (iii) vertical clearance of 1.8 metres;
- (P) 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 minimum of zero resident **parking spaces** for each **dwelling unit**, but not exceeding the permitted maximum in Table 200.5.10.1 for **dwelling units** in an **apartment building**;
  - (ii) a minimum of zero visitor **parking spaces** for each **dwelling unit** in an **apartment building**;
  - (iii) a minimum of zero **parking spaces** for a **Crisis Care Shelter**, **Municipal Shelter**, or **Residential Care Home** use(s), but not exceeding the permitted maximum in Table 200.5.10.1 for Tier 3; and
  - (iv) a minimum of zero **parking spaces** for non-residential uses, but not exceeding the permitted maximum in Table 200.5.10.1 for the respective Tier for the non-residential use(s);
- (Q) Regulation 200.5.10.1(7)(C), with respect to the interpretation of minimum and maximum **parking space** requirements for **accessible parking spaces**, does not apply;
- (R) Despite Regulation 200.5.10.11(3)(A), the number of **lawful parking spaces** for a **lawfully existing building** may be reduced;

- (S) Regulations 200.15.1(5) and 200.5.1.10(14), respecting electric vehicle infrastructure, do not apply;
- (T) Despite Clause 200.15.10.5 and Table 200.15.10.5, if the provided number of **parking spaces** associated with **dwelling units** is 5 or more, the number of **accessible parking spaces** must be no less than 5 percent of the provided **parking spaces**, rounded up;
- (U) Despite Clause 220.5.10.1, no **loading spaces** are required;
- (V) Despite Regulation 230.5.1.10(4)(A), the required minimum dimensions of a **bicycle parking space**, are:
  - (i) length of 1.8 metres;
  - (ii) width of 0.4 metres; and
  - (iii) vertical clearance of 1.2 metres;
- (W) Regulation 230.5.1.10(5) with respect to vertical clearance of an area used to provide **bicycle parking spaces**, does not apply;
- (X) Despite Regulations 230.5.1.10(6) and (9), "short-term" and "long-term" **bicycle parking spaces** may also be located:
  - (i) outside of a **building**, anywhere on the **lot** at ground level;
  - (ii) on below-ground levels of a **building**; and
  - (iii) on the first and second **storeys** of a **building**;
- (Y) In addition to regulation 230.5.1.10(10), "short-term" **bicycle parking spaces** may also be located in a **stacked bicycle parking space**;
- (Z) Despite Regulation 230.5.1.10(12), **bicycle maintenance facilities** are not required;
- (AA) Despite Regulation 230.5.1.10(13), an oversized **bicycle parking space** is not required;
- (BB) Regulation 230.5.1.10(14), respecting aisle width for access to **bicycle parking spaces**, does not apply;
- (CC) Regulation 230.5.1.10(15), respecting long-term **bicycle parking space** restrictions does not apply;
- (DD) Regulation 230.5.1.10(16) with respect to path of travel, does not apply;

(EE) Despite Regulations 230.5.10.1(1) and 230.5.10.1(5)(B), and Table 230.5.10.1(1), the required minimum **bicycle parking spaces** for a **building** containing a **municipal shelter** are as follows:

- (i) 0 "long-term" **bicycle parking spaces**; and
- (ii) 0 "short-term" **bicycle parking spaces**.

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.

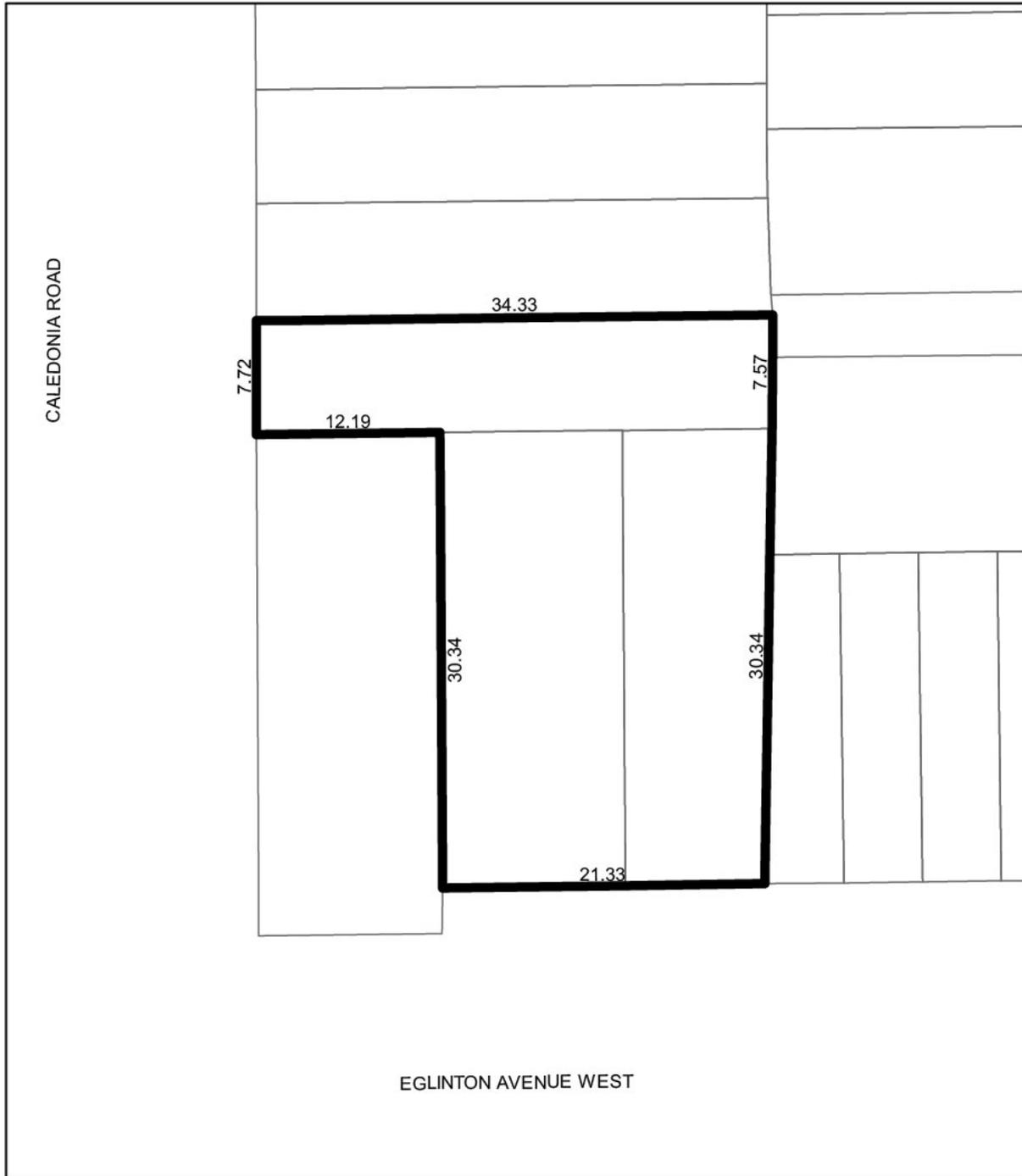
Enacted and passed on July 24, 2025.

Frances Nunziata,  
Speaker

John D. Elvidge,  
City Clerk

(Seal of the City)

Diagram 1



 **TORONTO**  
Diagram 1

2204 - 2212 Eglinton Ave W.  
601 Caledonia Rd

File # 25 150456 NYC 08 0Z

