

Authority: Toronto and East York Community Council  
Item TE24.8, as adopted 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 827-2025**

**To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2024 as 1675 and 1685 Eglinton 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;

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 2.5 (c2.5; r2.5) SS2 (x2572) to a zone label of CR 2.5 (c2.5; r2.5) SS2 (x1119) 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 1119 so that it reads:

#### **(1119) Exception CR (x1119)**

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 1675 and 1685 Eglinton Avenue West, if the requirements of By-law 827-2025 are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with Regulations (B) to (X) below;

- (B) Despite Regulation 40.5.40.10(1) and (2), the height of a **building** or **structure** is the distance between the Canadian Geodetic Datum of 172.4 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 827-2025;
- (D) Despite Regulation 40.10.40.10(7), the permitted maximum number of **storeys** of a **building** is the number following the letters "ST" as shown on Diagram 3 of By-law 827-2025; and
  - (i) for the purpose of this exception:
    - (a) the area located between the Canadian Geodetic Datum elevations of 172.4 metres and 180.9 metres, shall be considered as one **storey**; and
    - (b) a mechanical penthouse situated above the roof of a **building** or **structure**, does not constitute a **storey**;
- (E) Despite Regulations 40.5.40.10(3) to (8), and (C) and (D) above, the following equipment and **structures** may project beyond the permitted maximum height shown on Diagram 3 of By-law 827-2025:
  - (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, chimneys, and vents, by a maximum of 6.5 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 6.5 metres;
  - (iii) for the purpose of (E)(i) and (ii) above:
    - (a) the total area of all equipment, **structures**, or parts described in (i) and (ii) above, on the roof of the tower portion of a **building** or **structure**, may cover no more than 475 square metres, measured horizontally; and
    - (b) a "tower" is the portions of a **building** which collectively enclose the entirety of a **storey** higher than a height of 18.9 metres;
  - (iv) architectural features, parapets and **green roof** elements, by a maximum of 2.0 metres;
  - (v) despite (iii) and (iv) above, **green roof** elements and parapets located on

- top of the mechanical penthouse referenced in (ii) above, may further exceed the permitted maximum height projection in (i) and (ii) above, by an additional maximum of 1.5 metres;
- (vi) **building** maintenance units and window washing equipment, by a maximum of 3.0 metres;
  - (vii) planters, **landscaping** features, guard rails, and divider screens on a balcony and/or terrace, by a maximum of 2.4 metres;
  - (viii) antennae, flagpoles and satellite dishes, by a maximum of 6.5 metres;
  - (ix) trellises and pergolas, by a maximum of 4.8 metres; and
  - (x) unenclosed **structures** or screens providing safety, wind or noise protection to rooftop **amenity space**, by a maximum of 2.7 metres;
- (F) Despite Regulation 40.10.40.40(1), the permitted maximum **gross floor area** of all **buildings** and **structures** is 26,600 square metres, of which:
- (i) the permitted maximum **gross floor area** for residential uses is 26,300 square metres; and
  - (ii) the required minimum **gross floor area** for non-residential uses is 269 square metres;
- (G) 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 bedrooms;
  - (ii) a minimum of 10 percent of the total number of **dwelling units** must have three or more bedrooms; and
  - (iii) any **dwelling units** with 3 or more bedrooms provided to satisfy (ii) above are not included in the provision required by (i) above;
- (H) Despite Regulation 40.10.40.70(2), the required minimum **building setbacks** are as shown in metres on Diagram 3 of By-law 827-2025;
- (I) Despite Regulation 40.10.40.80(2), the required minimum separation distances between **building main walls** are as shown in metres on Diagram 3 of By-law 827-2025;
- (J) Despite Clause 40.10.40.60 and (H) and (I) 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; and

- (a) despite (i) above, balconies on the north or south **main walls** of the **building**, may encroach by a maximum of 0.3 metres; and
    - (b) despite (i) above, balconies are not permitted on portions of the east **main wall** of a **building** that are below a height of 18.9 metres and less than 10.0 metres from the east **lot line**;
  - (ii) canopies, awnings and any support structures, by a maximum of 9.4 metres from the west **main wall** of a **building**, and by a maximum of 4.0 metres from the north, south and east **main walls** of a **building**;
  - (iii) exterior stairs, access ramps and elevating devices, by a maximum of 3.0 metres;
  - (iv) architectural features, such as pilasters, decorative columns, cornices, sills, belt courses, or chimney breasts, by a maximum of 1.0 metre;
  - (v) window projections, including bay windows and box windows, by a maximum of 1.5 metres;
  - (vi) eaves, by a maximum of 1.0 metre;
  - (vii) dormers, by a maximum of 1.5 metres;
  - (viii) air conditioners, satellite dishes, antennae, vents, and pipes, by a maximum of 2.0 metres; and
  - (ix) terraces with railings or screens, by a maximum distance that is equal to the floor below;
- (K) Where a portion of the east **main wall** of a **building** has windows or openings, that portion of the east **main wall** must be setback a minimum of 5.5 metres from the east **lot line**;
- (L) Despite Regulation 200.5.1.10(2)(A)(iv), a maximum of 15 percent of the total provided **parking spaces** may be obstructed on one or both sides 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**;
- (M) Despite Regulation 200.15.1(4), an accessible **parking space** must be located within a minimum 10.0 metres of a barrier free entrance to:
- (i) a **building**; or
  - (ii) a passenger elevator that provides access to the first **storey** of a **building**;
- (N) Despite Regulations 200.15.1(1) and (3), an accessible **parking space** must have

the following minimum dimensions:

- (i) length 5.6 metres;
  - (ii) width 3.4 metres;
  - (iii) vertical clearance of 2.1 metres; and
  - (iv) a 1.5 metre wide accessible barrier-free aisle or path is required along the entire length of one side of an accessible **parking space**, and such aisle or path may be shared by two accessible **parking spaces**;
- (O) Despite Regulation 200.15.10.10(1) and (2), a minimum of 9 **parking spaces** must be provided and maintained on the **lot** in accordance with the dimensions set out in Regulation (N) above;
- (P) Despite Clause 220.5.10.1, a minimum of 1 Type "G" **loading space** must be provided;
- (Q) Despite Regulation 220.5.20.1(1)(A)(ii), a **driveway** to a **loading space** must have a minimum width along its entire length of 3.0 metres for a two-way **driveway**;
- (R) Despite Regulation 230.5.1.10(10), "short-term" and "long-term" **bicycle parking spaces** may be located in a **stacked bicycle parking space**;
- (S) Despite Regulation 230.5.1.10(4)(A) and (C), the minimum dimensions of a **bicycle parking space** and **stacked bicycle parking space** is:
- (i) minimum length of 1.8 metres;
  - (ii) minimum width of 0.45 metres; and
  - (iii) minimum vertical clearance for each **bicycle parking space** is 1.2 metres;
- (T) Despite Regulation 230.5.1.10(4)(B), the minimum dimension of a **bicycle parking space** if placed in a vertical position on a wall, structure or mechanical device is:
- (i) minimum length or vertical clearance of 1.8 metres;
  - (ii) minimum width of 0.45 metres; and
  - (iii) minimum horizontal clearance from the wall of 1.2 metres;

- (U) In addition to the areas listed in Regulation 230.5.1.10(9), "long-term" **bicycle parking spaces** may be located on the mezzanine level that is immediately above the **first floor**;
- (V) Regulation 230.40.1.20(2), with respect to the location of a "short-term" **bicycle parking space** relative to a **building** entrance, does not apply;
- (W) The number of bicycle parking spaces required by regulation 970.30.15.5(1) may be reduced, subject to the following:
  - (i) the number of "short-term" **bicycle parking spaces** reduced is not more than half the amount required by regulations 970.30.15.5(1) (A) or (B), rounded down to the nearest whole number;
  - (ii) the number of "long-term" **bicycle parking spaces** reduced is not more than half the amount required by regulations 970.30.15.5(1) (A) or (B), rounded down to the nearest whole number;
  - (iii) for each **bicycle parking space** required by regulation 970.30.15.5(1) to be reduced, the owner or occupant must provide a payment-in-lieu to the City of Toronto; and
  - (iv) the owner or occupant must enter into an agreement with the City of Toronto pursuant to Section 40 of the Planning Act;
- (X) For the purposes of this exception, a maximum of three guest suites may be considered as indoor **amenity space**, provided the following:
  - (i) the aggregate **interior floor area** does not exceed 100 square metres;
  - (ii) each guest suite contains a window; and
  - (iii) a guest suite which may contain both a kitchen and a bathroom, is not in whole or in part, a **dwelling unit** or **dwelling room**.

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.

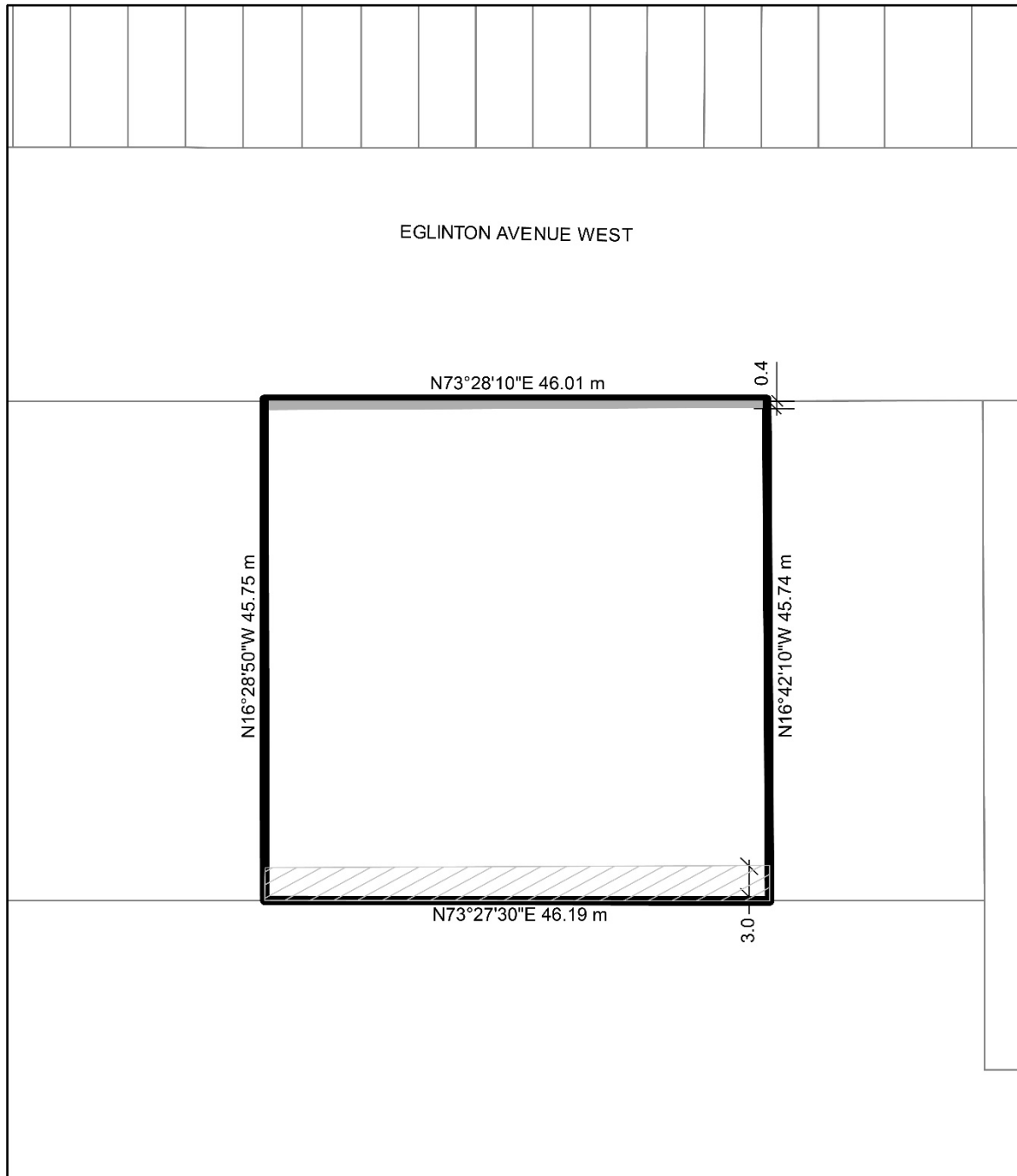
Enacted and passed on July 24, 2025.

Frances Nunziata,  
Speaker

John D. Elvidge,  
City Clerk

(Seal of the City)



**Diagram 1**




 **TORONTO**  
**Diagram 1**

**1675-1685 Eglinton Avenue West**

File # 24 194386 STE 12 OZ

-  0.40 metre road widening
-  3.0 metre conveyance for future laneway

  
City of Toronto By-law 569-2013  
Not to Scale  
05/30/2025

**Diagram 2**

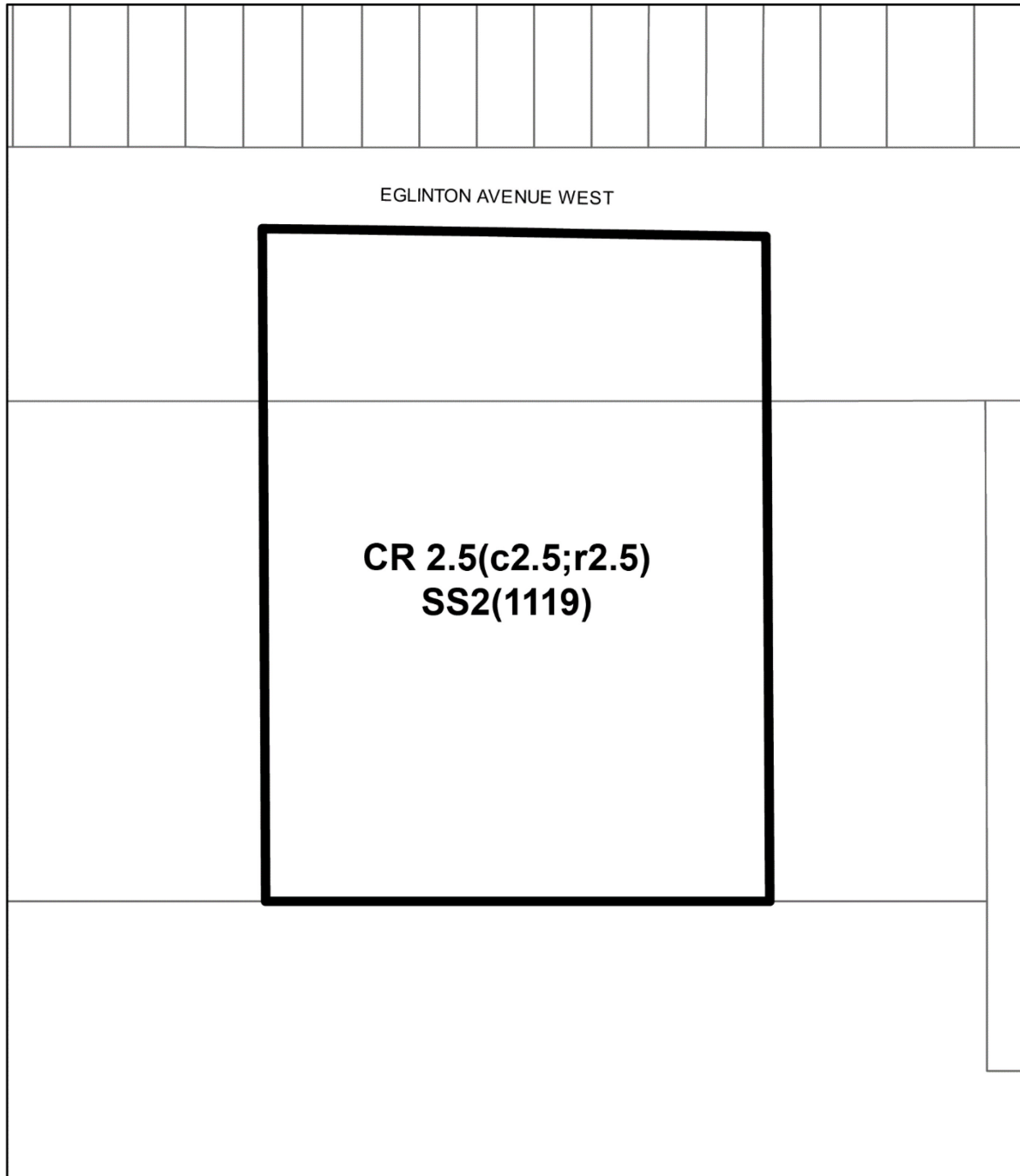
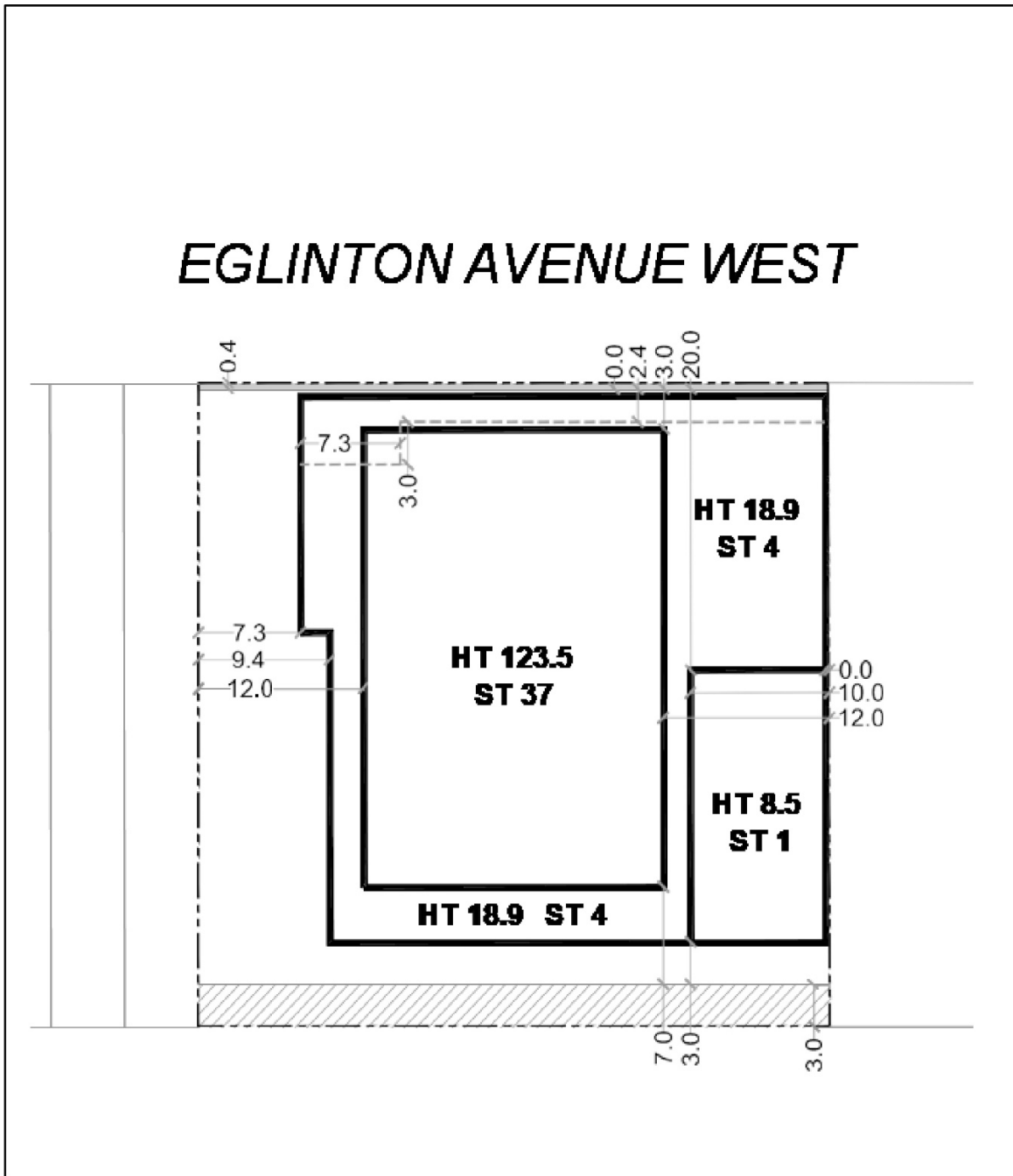




Diagram 3



**Toronto**  
Diagram 3

1675-1685 Eglinton Avenue West

File # 24 194386 STE 12 02

- 0.40 metre road widening
- 3.0 metre conveyance for future laneway
- Extent of first storey

  
 City of Toronto By-law 569-2013  
 Not to Scale  
 06/17/2025